

Heritage Impact Assessment

359 Kent Street and 444 and 436 MacLaren Street, Ottawa



July 2023 Revision #2

Commonwealth
Historic Resource Management



TAGGART
REALTY MANAGEMENT

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1.0 THE PURPOSE

1.1 Introduction

The purpose of the Heritage Impact Assessment (HIA) is to identify the cultural heritage resources and values that may be impacted by the construction of a twenty-seven (27) storey mixed-use development at 359 Kent Street and two adjoining properties at 444 and 436 McLaren Street. The existing six-storey office building will be demolished with the limestone cladding salvaged and the form and massing of the Kent and Gilmour facades reconstructed. The two heritage properties fronting onto McLaren will be conserved and integrated as part of the proposed development. The development is in the Centretown Heritage Conservation District (HCD), which has been designated by the City of Ottawa under Part V of the Ontario Heritage Act (OHA) (By-law 269-97).

The HIA is a revised document replacing the 2021 Cultural Heritage Impact Statement both of which evaluate the impact of the proposed development on the designated place in a manner that is consistent with the City of Ottawa Official Plan Section 4.5., Centretown Community Design Plan Section 6.5, and the Centretown and Minto Park Heritage Conservation District Plan. This HIA follows the content outline recommended by the City of Ottawa. Between 2021 and July 2023 the design has gone through a rigorous review process requiring extensive revisions to the assessment of impact.

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.
- The Centretown and Minto Park Heritage Conservation District Plan, City of Ottawa 2022.
- Centretown Community Design Plan (CCDP), Urban Strategies Inc., Delcan, ERA Architects, City of Ottawa, May 2013;
- Centretown Heritage Inventory, Final Report, May 1, 2020. ERA Architects;
- City of Ottawa Official Plan Centretown, Section 3.9 Landmark Building Policy;
- Centretown Secondary Plan, City of Ottawa;
- Heritage Survey and Evaluation Forms 1996 – 430, 436, and 444 McLaren St., 437 Gilmour and 359 Kent St.;
- Design Drawings and Renderings, Hobin Architecture, 2023 ;
- Landscape Site Plan, Lashley and Associates Landscape Architects 2023.
- A Cultural Heritage Impact Statement for 359 Kent Street and 444 and 436 McLaren Street, Commonwealth Historic Resource Management, 2021;
- Legion Building, 359 Kent Street Cultural Heritage Evaluation Report, Commonwealth Historic Resource Management, October 2021.

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

The site at 359 Kent Street is in the Centretown neighbourhood on the north-east corner of the intersection of Kent and Gilmour Streets on the western limits of the Centretown Heritage Conservation District (CHCD). The development involves the demolition of the six-storey modernist office building on the site, the reconstruction of the Kent and Gilmour facades incorporating the savaged limestone cladding. Two adjacent heritage properties at 436 and 444 MacLaren Street will be integrated into the overall site plan and building program. The site 359 Kent is contiguous with a number of contributing heritage properties fronting onto MacLaren and Gilmour Streets that are designated under Part V of the Ontario Heritage Act (OHA).

An office building (Legion House) is at the western edge fronting onto Kent Street, the balance of the lot is a paved parking lot. Landscape features include a row of mature trees along the north property line providing some visual separation to the rear yards of adjacent properties on MacLaren Street. The properties at 436 and 444 MacLaren are detached two-storey brick buildings with landscaped front yards and paved access and parking areas in the rear and side yard of 444 MacLaren. The property is bounded by low rise detached heritage buildings fronting onto MacLaren and Gilmour Streets. The development site 359 Kent has a 36m frontage on Kent and 72m along Gilmour for an approximate area of 3,615m².

The proposed development consists of a twenty-seven-storey residential tower set on a four to five-storey podium. The masonry façades along Kent Street and Gilmour will be dismantled and a reconstruction of the Legion House facades will serve as the western half of the podium. The development includes residential units in the podium and tower and parking spaces in four below grade parking levels accessed from Gilmour Street. The former entrance at the corner of Kent and Gilmour will be reinterpreted with a focused access in a link that extends through the podium and between the two properties fronting onto MacLaren. The development is seeking a landmark building status as defined in Section 3.9 of the Centretown Secondary Plan.

1.3 Neighbourhood Character

MacLaren Street is characterized by detached two to three-storey brick clad heritage buildings set on a grid of lots extending east between Kent to Bank Streets. Lot sizes vary and buildings are set uniformly to the property line with landscaped front yards. Gilmour Street to the south of the development site is similar in character to MacLaren with more recent five and six storey developments bookending the street at Bank and Kent. The west end of Gilmour Street to the south of the development site is characterized

by surface parking lot with a 1980's commercial development. This site is being redeveloped to include a 9 storey residential apartment complex with ground floor commercial and a corner park.

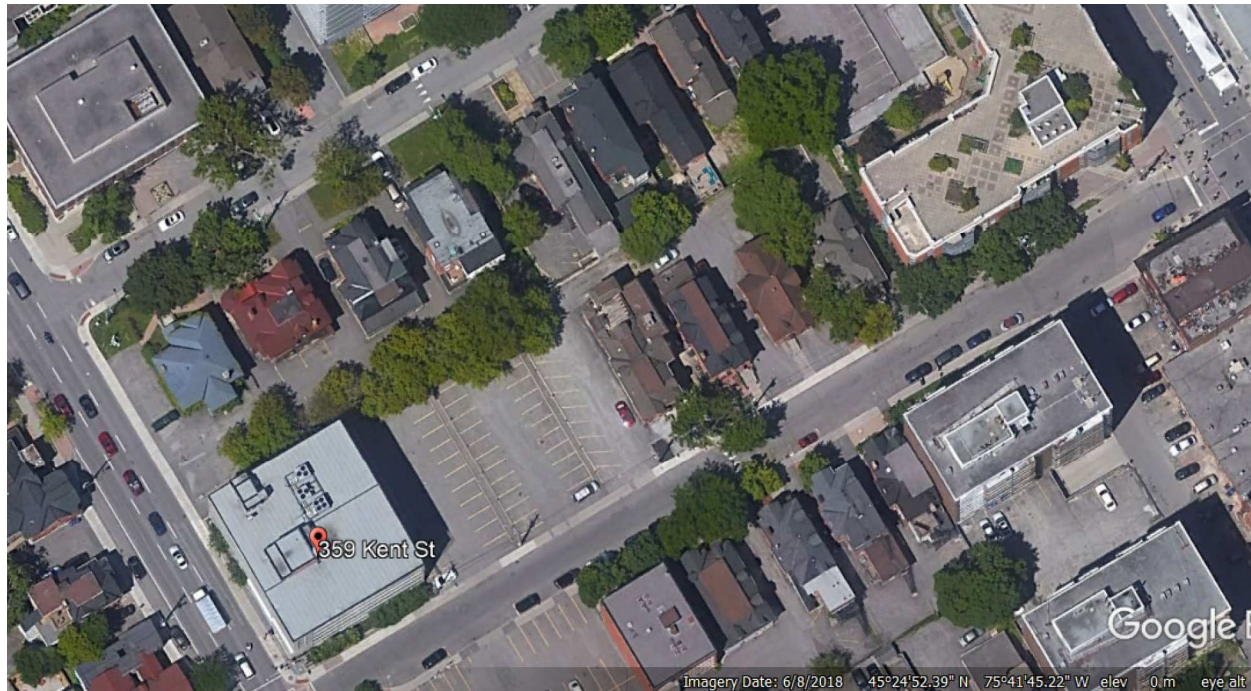


Figure 1: Aerial view illustrating the built and landscape context within the block bound by Bank, Gilmour, Kent, and MacLaren Streets. The existing development within the site at 359 Kent includes a six-storey modernist office building constructed circa 1956 (Legion House) at the corner of Kent and Gilmour, and a large surface parking lot extending to the east. The development integrates two heritage properties at 436, and 444 MacLaren. The site is adjacent to four two-storey residential form heritage properties. Sites arrowed, north top of image. Source: Google Earth.



Figure 2: Block plan illustrating the built context surrounding the development site (Sites arrowed). Source: Geottawa



Figure 3: Street view looking north-west across the parking lot at 359 Kent. The heritage property at 437 Gilmour forms the eastern edge of the proposed development (left). Source Google Earth

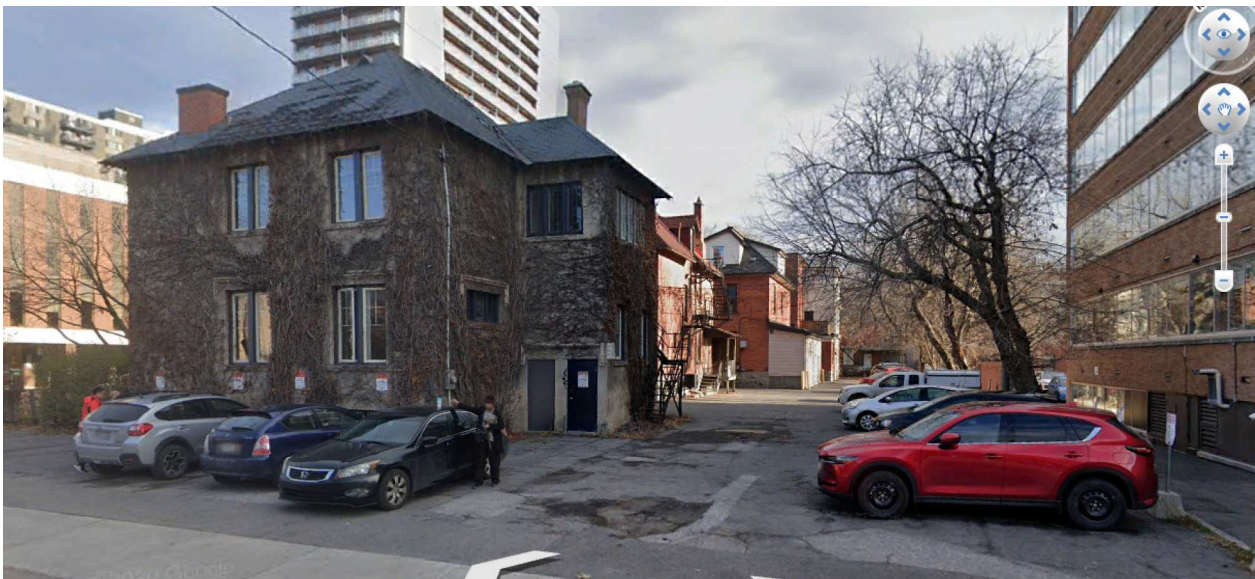


Figure 4: Street view of the side yard of 444 MacLaren and the existing building at 359 Kent (right). The proposed development includes a link that extends to the rear of the buildings at 436, and 444 MacLaren that will provide a secondary access to the new development. Source: Google Earth



Figure 5: Street view looking east illustrating the built heritage context on the south side of MacLaren to the north of the development site. Source: Google Earth.



Figure 6: Architectural rendering of the proposed development at 381 Kent Street. The Legion House is shown just to the left of the planned development. Source: Katasa Groupe 2023.

1.4 Built Heritage Context

Most of the heritage properties within the block were developed within the 1876-1914 era. The building at 444 MacLaren was developed after 1923 and the six-storey office building at 359 Kent was constructed circa 1956. The majority of the heritage properties are characterized by detached brick clad two to three-

storey residences set uniformly to the street with landscaped front yards. The 1997 heritage conservation district study categorized the properties adjacent to the development site as Category or Group 2 buildings that contribute to the heritage district and categorized the six-storey commercial building on the site at 359 Kent as a non-contributing property.

The Centretown Heritage Inventory completed in May 2020 has a more nuanced assessment of the property at 359 Kent and adjacent residential form heritage properties. The proposed classification system is divided into categories ranging from Significant Resource corresponding to Group 1 properties, Character Defining Resource corresponding to Group 2 properties, and Character Supporting Properties corresponding to Group 3 properties. The Centretown Heritage Inventory identifies the properties at 359 Kent as **non-contributing** and 444 and 422 MacLaren as Character Supporting Properties (Group 3 1997) and the adjacent properties at 436 and 430 MacLaren as Character Defining Resources (Group 2 1997). The adjacent property at 437 Gilmour is identified as a Character Defining Resource (Group 2 1997).



Figure 7: Detail of Appendix A, Map 11, Property Classifications Centretown Heritage Inventory 2020. The plan illustrates the classification of the properties within and adjacent to the development site (359 Kent Arrowed) is classified as 'non-contributing'. The properties at 359 Kent, and 444 MacLaren are classified as Character Supporting Resources (Group 3 1997). Source: Centretown Heritage Inventory, Final Report, May 1, 2020. ERA Architects

Discussion: 2020 Re-categorization of the Properties at 359 Kent

The Legion building in its form and use of materials is incongruous with other buildings within the block. Kent and Gilmour Street elevations is clad with an Indiana Limestone and the interior facades clad in brick. There is no setback of the building to the property lines on Kent and Gilmour which is not in character with 444 MacLaren and the properties on Gilmour. In 2020 the City undertook an evaluation of properties in Centretown, 359 Kent was re-categorized as 'non-contributing'. A CHER prepared by Commonwealth and confirmed by the City reassessed the building and determined that it was worthy of conservation as it met sufficient categories defined by the CHER.

1.5 Relevant Information from Council Approved Documents

Official Plan Section 4.5 Cultural Heritage Resources

The City of Ottawa's Official Plan was amended and passed by City Council on October 27, 2021, with adoption of the revised version by Council on November 24, 2021. The Official Plan was approved with some modifications by the Minister of Municipal Affairs and Housing on November 4, 2022. The Plan includes provisions for Cultural Heritage Resources in Section 4.5 of the New Official Plan. . Section 4.5.1 addresses the requirements for a HIA 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.

Central and East Downtown Core Secondary Plan (“CEDC SP”),

The Local Plan for this site is located in Volume 2A of the Official Plan. This secondary plan consolidates several former secondary plans, including the Central Area, Sandy Hill, Centretown and Uptown Rideau Street Secondary Plans. Section 3.4 specifically notes that development will respect the area’s heritage character and where located on or adjacent to a built heritage resource, will be in accordance with the policies found in Section 4.5 – Cultural Heritage and Archaeology, of Volume 1 of the Official Plan.

Centretown and Minto Heritage Conservation District Plan (2022)

An updated study to replace the 1997 Centretown Heritage Conservation District (HCD) report was adopted by the Built Heritage Sub-Committee meeting in June 2022. Updates to the study includes the classification of both contributing and non-classified properties identified in the inventory. Contributing properties are considered to have design, historic and/or associative value or contextual value, as determined through the inventory. Non-contributing properties identified in the inventory are those that do not express or reflect the area’s heritage character.

The Plan contains Policies and Guidelines for managing change, including a set of general policies to provide overarching direction to the HCD, as well as sections relating to demolition and relocation, conservation and repair, alterations, additions, new construction, landscape treatment, and public realm.

Centretown Community Design Plan (CCDP), 2013

The CDP provides guidance for the integration of heritage resources into new infill development.

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.

Centretown Secondary Plan Land Use and Site Development Section 3.9.5.5 Landmark Building Policy

Landmark Buildings shall: [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016].

Fotenn has reviewed this Policy and provided a response that is included as Appendix A.

1. Only be permitted on large corner lots with frontage on three streets, except in the Southern Character Area, where frontage on two streets is required;
2. Not be permitted in Residential, Traditional or Secondary Mainstreet designations;
3. In the Residential Mixed-Use designation, only be considered on properties fronting O’Connor, Metcalfe, and Kent Streets and only if the proposed development, along with any park/public open space component, is massed to those streets;
4. Provide and deliver a significant, publicly accessible, and publicly owned open space and/or a significant public institutional use, such as a cultural or community facility, on the site. Where an institutional use is not proposed, the open space shall comprise a contiguous area that is a minimum of approximately 40% of the area of the subject site and have frontage on at least two streets;

5. Not result in a new net shadow impact on an existing public open space greater than that which would be created by the base height condition;
6. Conform to the built form policies of this Plan applicable to tall buildings (3.9.2.3 and 3.9.3.3) where the landmark includes a tall building element for residential uses incorporated into the design of a landmark building and only with respect to such uses; [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]
7. Not require the demolition of a designated heritage building and shall respect the cultural heritage value of the site and its setting through the retention of its significant heritage resources;
8. Demonstrate leadership and advances in sustainable design and energy efficiency;
9. Be subject to an architectural design competition that includes City representation on the selection jury and/or, at the City's discretion, be subject to the City's specialized design review process within the framework of the Urban Design Review Panel, process to exercise a detailed peer review of landmark buildings as per Policy 3.11.2.1; [Amendment #125, July 17, 2013] [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]
10. Be subject to the provisions of Section 37 of the Planning Act and in accordance with the Council-approved Section 37 Guidelines for determining value uplift, and as per Policy 3.9.5.4 with the public open space or institution taken into account when determining the appropriate Section 37 community benefit; [Amendment #125, July 17, 2013] [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]
11. Fully respect the requirements of the Visual Integrity and Symbolic Primacy of the Parliament Buildings and Other National Symbols guidelines related to building height restrictions; and [Amendment #125, July 17, 2013] [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]
12. Not exceed a height of 27 storeys. [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]

Centretown Heritage Inventory May 2020

An inventory of all buildings and properties within Centretown was completed in May 2020. The purpose of the inventory was to assess and identify properties of cultural heritage value both inside and outside the boundaries of the existing Heritage Conservation Districts, and review and update the categorization of the heritage properties within the two HCDs. The inventory classification system is divided into four categories ranging from Significant Resource corresponding to Group 1 properties, Character Defining Resource corresponding to Group 2 properties, Character Supporting Properties corresponding to Group 3 properties and Non-Contributing responding to Group 4.

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Neighbourhood and Development Site History

The history of Centretown is outlined in the 1997 Heritage Conservation District Study and the Centretown Heritage Inventory completed in 2020. The history of the development site 359 Kent and the property at 444 MacLaren has not been fully researched as part of this HIA.

The 1912 fire insurance plan illustrates the development pattern at the west end of the block adjacent to Kent Street at the time. Five detached two and one half-storey residences are located on the lot with a current municipal address of 359 Kent Street extending along the north side of Gilmour. The three buildings at 467, 459, and 455 Gilmour on the insurance plan were demolished prior to the construction of the Legion House circa 1956. Subsequently after 1965 the buildings at 449 and 423 were demolished and the area converted to a parking lot.

The existing six-storey modernist office building at 359 Kent was completed circa 1956 and was originally the Royal Canadian Legion Command Building known as the Legion House. A cultural heritage evaluation of the property using the criteria contained in Ontario Regulation 9-06 may be considered to determine the significance and hence the categorization of the property that is identified as a non contributing heritage resource in the Centretown Heritage Inventory completed in 2020 and identified as a **non-contributing** property in the 1997 HCD study.

The 1912 fire insurance plan illustrates two more or less identical two-storey brick residences at 444 and 436 MacLaren with wrap around porches with projecting bays fronting onto MacLaren. The building shown on the insurance plan at 444 MacLaren was demolished sometime after 1913 the last directory listing where the building is occupied. The City Directories note the property to be vacant between circa 1914 and 1923. It has been asserted that the property was constructed in 1914 to the design of W. E. Noffke and built for Chas Ogilvy the president of the Ogilvy Department Store. The 1914 city directory notes Chas Ogilvy residence is located at 293 Stewart Street in the 1914 directory and subsequently between 1915 and 1923 living in Westboro presumably at a cottage that was designed in 1907 by Noffke. The assertion that Chas Ogilvy resided at 444 MacLaren after 1923 cannot be discounted either as directories that post date 1923 were not consulted. The assertion that the building at 444 MacLaren was designed by Noffke cannot be discounted. A residence for Robert K. Patterson was completed in 1928 on MacLaren designed by Noffke, Morin and Sylvester Architects (Biographical Dictionary of Canadian Architects No address noted).

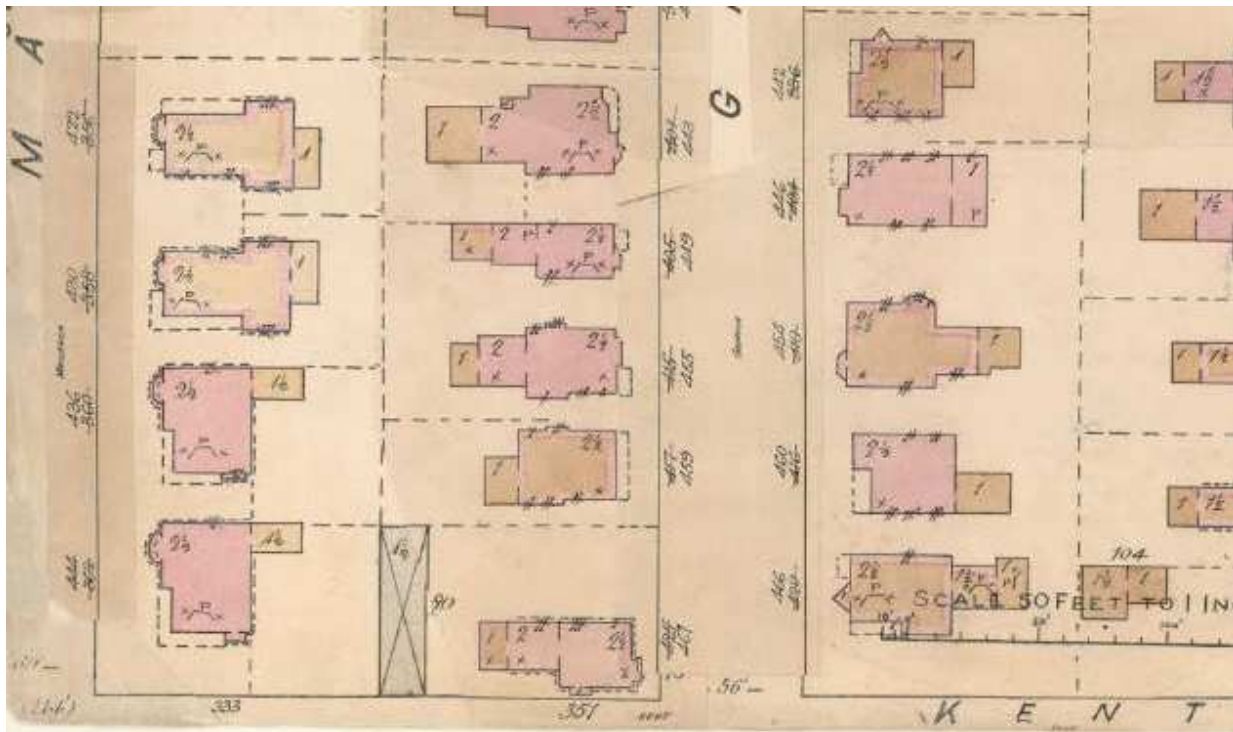


Figure 8: 1888 Fire Insurance Plan Sheet 56 Detail. The plan illustrates the development of detached residences along MacLaren and Gilmour Streets. Note the two identical residences at 444 and 436 MacLaren with wrap around porches and projecting bays fronting onto MacLaren. The 1912 fire insurance plan illustrates the same pattern of development. Source: Collections Canada



Figure 9: 1951 photograph of the intersection of MacLaren and Kent Streets prior to Kent being widened and turned into a one-way street in the 1960s. Properties on the west side of the Kent were expropriated. Source: Urbisite Blogspot Kent Street as it was and is. 2009

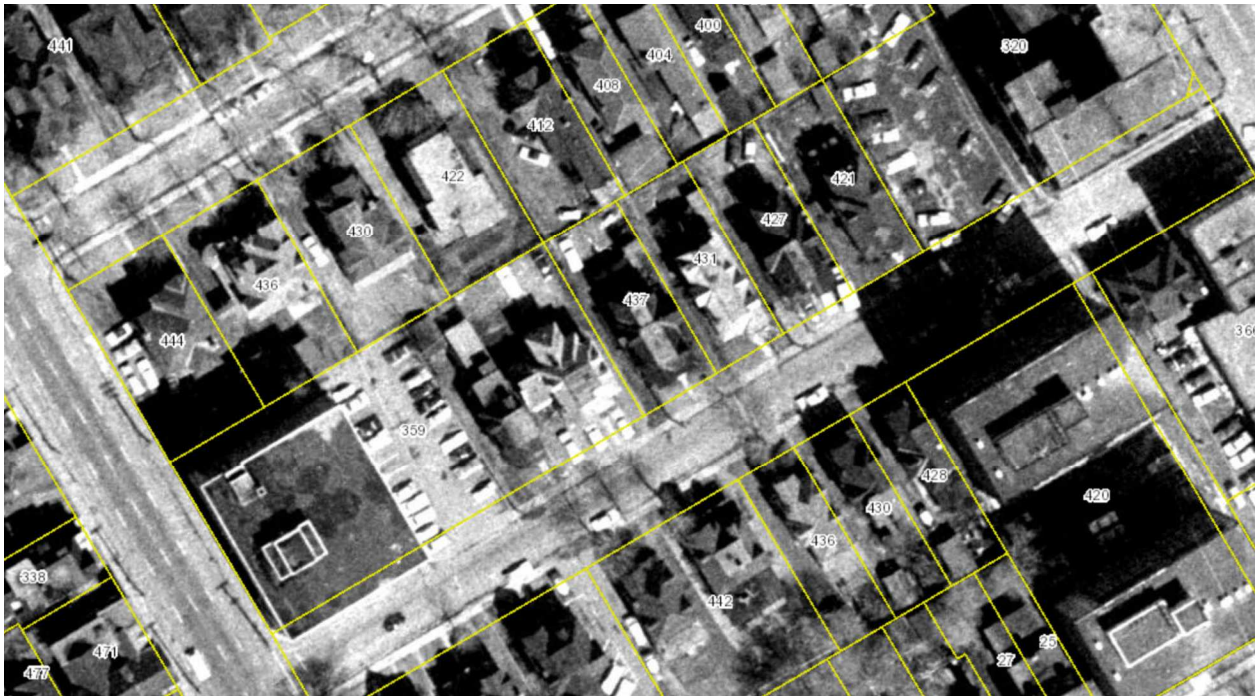


Figure 10: 1965 aerial view of the block. Source: Geoottawa



Figure 11: 2009 photo looking south along Kent Street. Note the six-storey office building to the right south of Gilmour that will be demolished. Source: Urbsite Blogspot Kent Street as it was and is. 2009

3.0 STATEMENT OF CULTURAL HERITAGE VALUE

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

3.1 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.

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.



Figure 12: An undated street view (predating the construction of the Legion House) illustrates the appearance of the block between MacLaren and James framed with mature street trees. The grouping of residential homes in the background on the left were demolished in 1975 to make way for the 5-storey Kent Medical Building. The foreground building on the left was demolished to construct the Legion Headquarter building at 359 Kent. Source: Kent Street as it was and is. Urbsite

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Description of the Proposed Development

Project Context

This heritage application is prompted by the submission of a concurrent zoning by-law and official plan amendment application proposing the redevelopment of 359 Kent Street from its existing condition to a 27-storey mixed-use residential building, and the preservation and reuse of 436 and 444 MacLaren Street. This application seeks to fully retain the buildings at 436 and 444 MacLaren, and to remove and reinstall the two most significant limestone clad facades of 359 Kent as the podium of the new high-rise. The properties are located within the Centretown Heritage Conservation District which was designated under Part V of the Ontario Heritage Act by the City of Ottawa in 1997, and the MacLaren properties are classified as Contributing Properties in the most recently published Centretown and Minto Park Heritage Conservation District Plan (June 2022). The redevelopment timeline of these properties is beyond 5 years, which is reflected in the conservation approach of the properties.

359 Kent was identified in the 2020 Centretown Heritage Evaluation as ‘non-contributing’, however a CHER assessment re-evaluated it as a property worthy of protection. As part of the building conservation strategy the facade will be dismantled, and the limestone cladding reused for the new development to retain the heritage character and architectural attributes of the Legion Building (359 Kent Street).

The landmark nature of this site envisions creating a development that is an iconic feature in Centretown and the City. The intent of this development is to reinvigorate this part of Kent Street by bringing in new residents and introducing community-oriented cultural or institutional uses to draw local residents to the site. The new development will house amenity space and a dedicated civic use space on the ground floor, with 289 residential units in the podium and tower above. The new podium will sit on top of 4 levels of underground parking. The two heritage buildings will be preserved and integrated into the new development through their uses and sensitive landscaping. 436 MacLaren will serve as an additional dedicated civic use space. The surface parking between the existing buildings is being removed and will be replaced with a well-landscaped Privately-Owned Public Space (a POPS) to connect the different buildings. The result is a novel pedestrian-oriented development that revives the culture of Centretown on this Kent Street block.

The development has undergone a number of iterations in response to comments from the City, various community organizations, and a Special Urban Design Review Panel. Hobin’s office has captured these suggestions in the revised design. Fotenn has prepared two addendums, dated March 2023 and July 2023, in response to feedback and comments from the above noted organizations. In response to the public engagement and review processes the revised design and supporting renderings summarize the many significant changes to the development since the original 2021 submission.

In regard to heritage planning, the initial CHIS has been revised and updated in response to community concerns, and the newly minted Centretown and Minto Park Heritage Conservation Plan. In 2021 a CHER was prepared to assess if the Legion Building should be considered a heritage asset and a conservation plan has been prepared to provide guidance for the dismantling of the limestone cladding and the reconstruction of the two street facades.

Built Form & Urban Context

The massing of the proposed tower aspires to landmark designation. Not only does it stand out as an iconic piece of architecture, but the design is sensitive to the surrounding context. All four elevations offer visual interest and well detailed facades that break the form into three components: a distinct pedestrian-oriented base that includes a 4 and 6-storey podiums, a 27-storey tower designed to quietly emphasize the landmark-designated site, and a restrained crown providing a porous and light top to the tower.



Figure 13: Proposed transition along MacLaren Street (Looking South). The new podium (shown in red) is set at four storeys and clad in traditional red brick acknowledging neighbouring homes. Source: Hobin Architecture 2023.



Figure 14: Collage view along Kent Street with the proposed nine-storey development at 381 Kent Street is across Gilmour Street from the Taggart development.

The Base and Landscape

The base features the two designated heritage homes fronting onto MacLaren Street with pedestrian sidewalks leading to the front entrances and grassed front lawns and foundation plantings in keeping with

their traditional character. At the Kent Street end of the block a well landscaped streetscape links the homes, the Privately-Owned Public Space (POPS,) and the reconstructed 6 storey podium of the new development. The Legion building's existing ground level is located approximately 5 feet below grade, so the proposal opens the façade between the level 1 and 2 windows along Kent and Gilmour to create porosity and at-grade entrances. As the podium extends along Gilmour, the scale reduces to 4-storeys as a means to distinguish the existing Legion building as its own landmark element. The stepped-down podium further aims to reflect the local urban fabric through materiality, scale, and texture, by breaking up the facade into smaller bays. This portion of the podium houses ground level residential units and is set back from Gilmour to allow for additional landscaping, creating a public experience congruent with the Centretown neighbourhood and the proposed development across the street.

The Tower and Top

The formal treatment of the tower portion has been revised to quietly emphasize the landmark designated site from afar. The tower articulation now wraps around the entirety of the form, simplifying the overall experience of the mass and allowing it to complement the Legion building facades below. The vertical elements extending across the three-storey grid pattern provide a lighter and more refined articulation, with slightly angled components that are slenderer and at their extreme edge are flush with the horizontal members, resulting in an inward, unpronounced expression. This low relief articulation results in less shadow coverage on the façade and appears lighter overall.

The crown has been reconsidered from previous designs, to act as a restrained, more porous, and lighter top to the tower. While still encapsulating the mechanical penthouse and some rooftop amenity space, the crown aims to enhance the verticality of the tower by emphasizing and aligning with the breaks where balconies are located.

The three components base, tower and top of this landmark creates iconic architecture that will celebrate the importance of the Legion Building and the Centertown community, creating, vibrant, rich spaces to be enjoyed by residents as well as the greater Ottawa community.

4.2 Finishes and Materiality

The streets adjacent to the subject property are diverse in architectural style and materiality. The three street frontages respond to these differing characters through contextually sensitive design of the building exterior. Fronting onto Kent Street and around the corner to Gilmour, the original limestone cladding and massing are reconstructed. The material cladding of the new four-storey podium is treated with a Rideau red-brick with the tower setback from Kent Street and a roof terrace separating the lower portion from the body of the tower. This distinction is further emphasized with change in tone for the upper body and a white panel material used on the tower. The exact materiality of the tower is to be defined at a further date, but options considered are an aluminum paneling, precast concrete components, or a fibre reinforced concrete cladding system.



Figure 15: Site/landscape plan illustrating the relationship of the proposed development to the street and the two heritage buildings at 444 and 436 MacLaren Street. Source: Lashley & Associates Landscape Architects July 2023.

4.3 Schematic Design Drawings and Renderings

Schematic drawings and renderings provided in this report are limited to images that provide a sense of how the landmark building will be integrated into the streetscape and neighbourhood.



Figure 16: The Legion Building serves as a podium that steps down to 4 storeys along Gilmour and helps integrate into the neighbourhood. The 20-storey tower setback from the street is positioned to allow the reconstructed Legion façade to stand proud. The tower designed as the beacon acting as a guide to the downtown core will also be visible as a new iconic piece in the Ottawa skyline from the Queensway. Source: Hobin Architecture July 2023.



Figure 17: Rendered perspective view from the intersection of Kent and Gilmour Streets. Source: Hobin Architecture July 2023.



Figure 18: Rendered perspective view looking east along Gilmour illustrating the relationship to the neighbouring 437 Gilmour Street identified as a 'Character Defining Resource'. Source: Hobin Architecture September 2021.

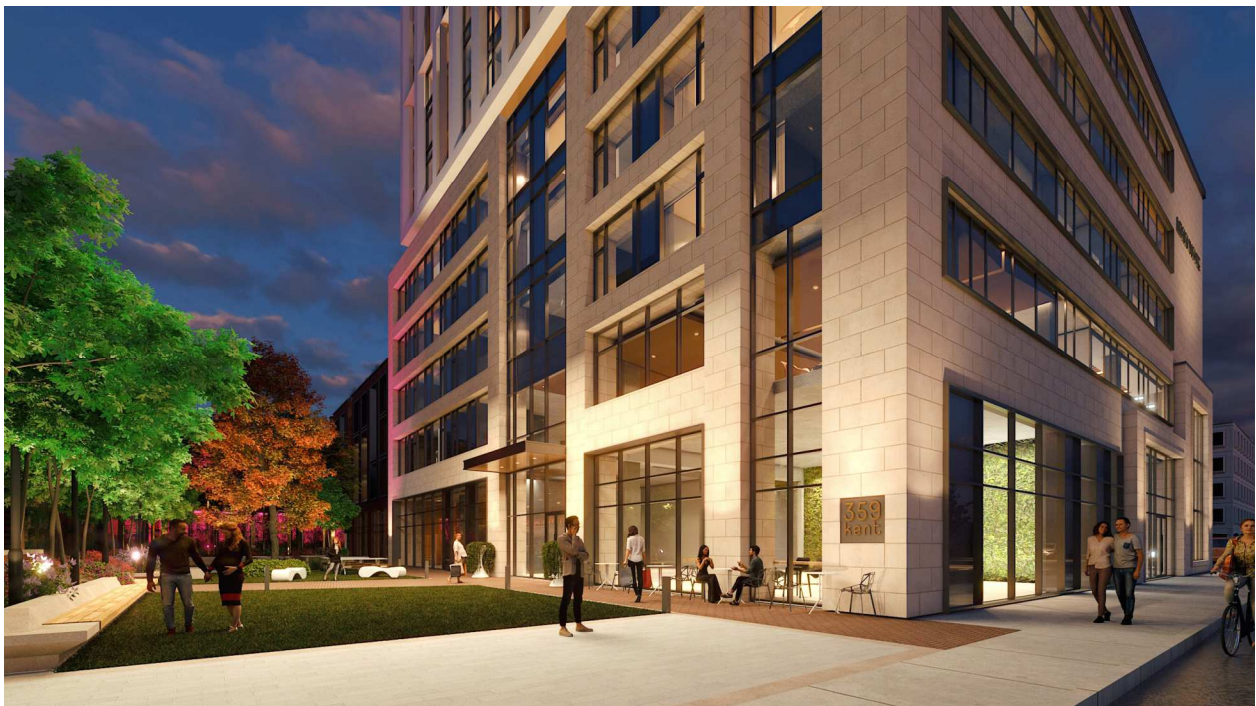


Figure 19: View along Kent with the distinct ground floor commercial treatment with a midblock courtyard with trees, shrubs in planting beds and benches. Source: Hobin Architecture July 2023.



Figure 20: Rendered perspective view from Kent looking south illustrating the entrance to the restaurant with the pergola structure along the Kent street side yard of the residence at 444 MacLaren Street. Source: Hobin Architecture July 2023.



Figure 21: View of the midblock landscape treatment incorporating the rear yards of the two MacLaren homes with the entrance to the new development. Hobin Architecture July 2023.



Figure 22: A rendering detailing the treatment of the renewed entrance at Kent and Gilmour Streets.



Figure 23: Rendered perspective view of the podium roof patio. Source: Hobin Architecture July 2023.



Figure 24: view of the podium’s rooftop terrace garden. Hobin Architecture July 2023.

5.0 IMPACT OF THE PROPOSED DEVELOPMENT

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the CHCD. The guidelines are contained in the CCDP (2013), Official Plan Section 4.6.1 policies 2 and 9. The heritage attributes and character-defining features of the CHCD are itemized in Section 3.0.

5.1 Guidelines

Centretown and Minto Park Heritage Conservation District Plan

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 appropriateness of maintaining the form and massing of the Legion Building, while dismantling it and reconstructing the street facades as a podium to a 27-storey landmark development.
- The impact of a 27-storey landmark within the Centretown neighbourhood.

The heritage attributes of the HCD are itemized in Section 3.0. A number of documents were used to determine the impact with C&MPHCDP (2022) framing the discussion. The district guidelines and policies as they relate to new construction in Section 9.0 of the Centretown Heritage Conservation District Plan, are reviewed with particular consideration of the policies for mid- and high-rise buildings in section 9.3.

5.2 Centretown and Minto Heritage Conservation District Plan 2022.

The 1997 Centretown Conservation District Study has been replaced with the 2022 Plan. The Plan sets out policies and guidelines for Demolition and Relocation in Section 5.0 construction of new mid-rise building types in section 9.1 New houses and Apartment Buildings, 9.3 New Construction and High-Rise Buildings, and 9.4 New Commercial & Mixed-Use. Guideline 9.5 Landmark Buildings 11.1 Streets, Trees, and Landscape in the Public Realm and 11.3 Front Yards and Private Landscapes complete the analysis.

5.0 Demolition and Relocation	
<p>Section 5 contains policies related to the Demolition and Relocation of properties in the HCD areas which state that:</p> <ol style="list-style-type: none"> 1. Demolition, relocation, or partial demolition of Contributing properties will not normally be supported. 2. Any application to demolish an existing building must be accompanied by plans for its replacement. New construction must be compatible with, and sympathetic to, the character of the HCD and meet 	<ol style="list-style-type: none"> 1. <i>The 2020 ERA Evaluation categorized 359 Kent as a non-contributing Property. A CHER was prepared. The assessment followed the criteria for the identification and evaluation of properties for their cultural heritage value or interest contained in Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act (O.Reg. 9/06)". The CHER determined that the Legion House met the criteria as a contributing property and could be considered worthy of conservation. The client has not received notification that the evaluation has been formally revised.</i> 2. <i>See the design development and the plans and renderings in support of the replacement</i>

<p>the policies and guidelines of this Plan.</p> <p>3. At least one of following must, as determined by Heritage staff, be included as part of a complete application under the Ontario Heritage Act for the demolition of a Contributing building:</p> <p>Confirmation through an assessment by a structural engineer with expertise in heritage buildings or the City's Chief Building Official that there is structural instability or damage resulting from an extraordinary circumstance;</p> <p>Confirmation through an assessment and rationale provided by a qualified heritage professional that the building is damaged/compromised/ or altered to the extent that it no longer contributes to the cultural heritage value of the HCD;</p> <p>An analysis of the building that demonstrates that alternative retention options (such as preservation, rehabilitation, restoration, reinvestment, adaptive re-use, mothballing etc.) have been meaningfully considered.</p>	<p>3. <i>Included in the Appendix 3 is a discussion from the structural engineer Cunliffe and Associates October 11, 2022.</i></p> <p>5. <i>Commonwealth prepared a conservation Plan for the dismantling and reconstruction of the Kent and Gilmour facades as part of the new development. See Legion House Conservation Plan 2023.</i></p>
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9.0 New Construction Policies and Guidelines


<p>2. Respect the “Standards and Guidelines for the Conservation of Historic Places in Canada” when constructing new buildings: ensure they are “physically and visually compatible with, subordinate to, and distinguishable from the historic place.” The level of distinction between new infill construction and its neighbours can be subtle.</p> <p>5. Respect the site’s historic context and surrounding Contributing properties when constructing a new building by providing meaningful elements of transition between the new development, any existing heritage resources on site, and surrounding properties. This can be accomplished through the use of</p>	<p>2. <i>The character defining features of the street are documented. In terms of subordination the high-rise portion of the development is set back from the street. The development is intended as a landmark using materials and a colour palette in keeping with the neighbourhood. In terms of visual compatibility, the red brick clad podium offers a comfortable interface with the Gilmour Streetscape, while the reinstatement of the limestone cladding and massing of the original building ensures the entire development presents a distinguishable piece of contemporary architecture.</i></p> <p><i>The conservation of the two properties designated under Part V of the Ontario Heritage Act will also be guided by Parks Canada Standards and Guidelines, specifically Standard 11: “conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.”</i></p> <p>5. <i>The proposed development is a new construction within Centretown HCD, which has been designed to meet high quality design standards through selection and reuse of building materials, architectural details, continuous</i></p>
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<p>design measures such as, but not limited to:</p> <ul style="list-style-type: none"> the incorporation of setbacks, stepbacks, architectural details and the use of complementary materials; the sensitive placement of new buildings on the site to provide appropriate distances between them and existing heritage resources or surrounding Contributing buildings; and maintaining architectural proportions and visual relationships within, and to the streetscape. <p>6. Applications for new construction must consider the retention of existing protected trees (as defined by the Tree Protection By-law) and planting of future forest canopy.</p>	<p><i>building lines, articulation, and fenestration, all of which help to retain the character of the public realm that defines this section of streetscape as does the restoration of the tree canopy along the street. .</i></p> <p><i>The building is divided into a prominent base, a tower portion set back and a top or crown. The proposed development incorporates limestone and traditional red brick at the podium, articulation of the upper 22-storeys incorporating a ‘simple elegance’, the building being viewed in the round demands a singular simplified iconic expression.</i></p> <p><i>The layout respects the original placement, and set back from the sidewalk with individual entrances, and the relationship to the Gilmour Street and adjacent buildings is reinterpreted with a further set back and at grade residences with direct access to the street. . . .</i></p> <p><i>6. A far more convincing and consistent front yard setback is provided, while public realm and landscaping improvements are introduced along the streetscape of the building. The massing and scale of the proposed development is designed with traditional materials at the base to complement the public realm and provide a distinct built form, which enhances and contributes to the neighbourhood.</i></p> <p><i>The proposed landscape plan includes the reintroduction of street trees along Kent and a midblock POPS. Along Gilmour Street the new building is setback in line with neighbouring properties and to allow the planting of street trees. Ground floor residences with direct access to the street support the public character. The historic photograph (Figure 12) provides an excellent image of what the street looked like. The emphasis on the street canopy is commendable.</i></p>
<p>9.1 New houses and Apartment Buildings Policies and Guidelines</p>	
<p>1. Conserve and be sensitive to the character of surrounding Contributing properties, the cultural heritage values, and attributes of the HCD, particularly within, or across the street from identified intact streetscapes.</p> <p>2. Ensure that new construction on the east-west streets will be compatible with the HCD in terms of the building’s position on the lot, scale, massing, fenestration pattern and design, datum lines and other architectural elements.</p>	<p><i>1. The proposed high-rise seeks compatibility with the surrounding varied scale and context of the historic Centretown neighbourhood incorporating podium heights, 5 and 4-storey podiums clad in noble materials to enhance the public realm and ground the new building into its surroundings. Tower setbacks, stepbacks, and architectural details are incorporated.</i></p> <p><i>2. Gilmour and MacLaren are the two east west streets impacted by the development. The two existing houses on MacLaren provide an unaltered foreground to the development when viewed from the north. Along Gilmour the existing Legion House will be rebuilt on the with the same footprint, the new 4-storey podium is setback in line with existing residences and to allow the planting of street trees, and provide access to ground floor units</i></p>
<p>e) Consider the typical historic window designs and materials found on nearby buildings when choosing windows for new construction.</p> <p>f) When new residential development is proposed across several lots, the</p>	<p>e)</p> <p><i>f) The existing Legion House occupies the corner and extends over approximately ½ of the site. The planned development occupies the exact footprint along Kent with the addition of a new 4 storey podium addition along Gilmour.</i></p>

<p>proposed massing should be broken up or articulated to reflect the historic built form patterns and rhythms on the street.</p>	<p><i>The new 4-storey podium re-introduces a rhythm and cadence along the street that had been lost. The different setbacks, provide a street cadence as well the materials and finishes contribute to scale and compatibility.</i></p> <p><i>The original subdivision of lots was ignored with the construction of the Legion Building and the remainder of the property converted to parking. The new plan calls for the façade to be divided into the rebuilt section adjusted to interface with the sidewalk, a midblock POS incorporating the rear yards of the two buildings on MacLaren and a red brick podium setback and divided into three sections creating a rhythm east west street evocative of the original lots.</i></p>
<p>9.3 MIDRISE AND HIGHRISE BUILDINGS</p>	
<p>1. The conservation of the cultural heritage value and heritage attributes of the HCD and Contributing properties surrounding and across the street from a new mid- or high-rise building may constitute a limiting factor in terms of the height, scale, or massing of development on the designated property (Policy 1);</p> <p>3. When a mid or high rise building is proposed adjacent to, or across the street from a lower scale Contributing property, careful consideration must be given to the use of podia/base sections as well as their architectural treatment to ensure the new building can be sensitively integrated into its historic context.</p> <p>4. As provided in Schedule C of the Central and East Downtown Core Secondary Plan, the east-west streets west of Bank will primarily be four storeys or less in height. When a mid or high rise building is proposed on a consolidated parcel made up of more than one lot and is located on the primarily residential east-west streets west of Bank Street, the design of new building[s] must respect the historic character of the street, through façade articulation, scale, and massing of new structures.</p> <p>5. Conserve and maintain the established front yard setback on the street. In the instance of a corner lot consider the established setbacks on both streets (Policy 5).</p>	<p>1. <i>The proposed development provides a compatible built form to the existing buildings along Kent Street and bookends the block along the west. Materials, colours, and architectural elements provide a development which is complementary, yet distinctive from existing conditions on site and surrounding the property.</i></p> <p>3.</p>

<p>b) Reduce overshadowing and provide a human scale pedestrian environment by considering the use of podia for multi-storey new construction.</p> <p>c) Proposals for new mid- and high-rise buildings should focus on integration and compatibility of the lower floors/base with surrounding Contributing properties and streetscape, as these areas will have the greatest impact on character of the HCD. This can be achieved by using the patterns of the surrounding built form in terms of using similar and compatible materials, reflecting datum lines in cornices or other horizontal features, window designs or other references to the HCD.</p> <p>d) When new residential development is proposed across several lots, new development should be articulated to reflect the historic built form patterns and rhythms on the street.</p>	<p><i>b) 5 and 4-storey podias with a higher floor to ceiling height of the ground floor, eliminating the 5' below grade of the ground floor and a midblock entrance forecourt defining the commercial strengthens the pedestrian relationship.</i></p> <p><i>c) Removal of the large pergola on the roof of the podium as well as lowering it to 4-storeys serves a transition to neighbouring residences.</i></p> <p><i>Establishing a POPS as an integral part of the development is an essential contributing factor in re-establishing the pedestrian realm. The introduction of at grade units and individual entrance also supports the rhythm of a pedestrian realm and suggests the finer grain lot pattern.</i></p> <p><i>d) The new development responds well with a podium and setback at the 4th floor and providing an articulated pattern of setbacks with the commercial portion positioned close to Kent Street, a central portion setback and the residential section positioned with a landscaped POPS offering a buffer from the street. On the east-west streets, the building is setback in-line with the neighbouring properties and the introduction of at-grade units with direct entrances.</i></p>
<p>9.4 NEW COMMERCIAL AND MIXED-USE BUILDINGS</p>	
<p>4. Where new commercial or mixed used development is proposed on consolidated land parcels that is located on a commercial street but away from one of the historic main streets, the design of new buildings must respect and reflect the rhythm, scale and massing of the traditional built form that developed as a result of small lots.</p>	<p><i>Commercial activity was not traditionally part of the Legion Building. The main entrance at the corner of Kent and Gilmour Streets and a below grade ground floor were also factors discouraging public access. The proposed new development is offering limited retail at the corner, fronting onto Kent Street and potentially a restaurant is proposed for one of the residential properties on MacLaren. .</i></p>
<p>7. Where a new commercial or mixed-use building is located on a corner lot or is consolidated with a lot that is adjacent to a residential area, appropriate transition must be provided that considers the historic context and character of the surrounding properties.</p>	<p><i>See 9.5.5</i></p>
<p>g) Consider different ways to differentiate between the retail at grade and other uses above. This could include upper floor treatments that are more opaque, with smaller windows or different materiality.</p>	<p><i>The plan calls for the raising of the ground floor flush with the street. This will require modification of the windows and adjustment of the 1st floor height.</i></p>

<p>j) The street-facing façades of large new developments on streets other than Bank and Elgin Streets should reflect the existing pattern of the street and enhance its character.</p>	<p><i>The new development will offer an enhanced pedestrian experience from what is there now at the existing building. The corner location relates well to the neighbouring building as does the use of red brick and the treatment of the ground floor relationship to the street.</i></p>
<p>9.5 LANDMARK BUILDINGS</p>	
<p>Policies</p> <p>1. The conservation of cultural heritage value and heritage attributes of the HCD and of Contributing properties surrounding or across the street from proposed Landmark Buildings may constitute a limiting factor in terms of the height, scale, or massing of development on the designated property.</p> <p>2. Demolition of a cultural heritage resource and the rebuilding of a facsimile of all or part of the building is not considered to be heritage conservation and shall not be contemplated for Landmark Buildings.</p> <p>3. To be consistent with the Landmark Building policies of the Secondary Plan, a Landmark Building must be of exceptional design.</p> <p>4. Landmark buildings shall respect the character of the HCD and reference any immediately adjacent Contributing properties. This could be accomplished through:</p> <ul style="list-style-type: none"> • complementary scale; • architectural expression; • the use of materials that reflect the character of the HCD; • incorporation of design elements such as podia, cornices, and compatible fenestration patterns; • public art, landscaping, programming of spaces must also be meaningfully incorporated into these developments. 	<p><i>1. The two contributing homes are being conserved and become part of a well designed landscape that incorporates the rear yards and creates a public realm and entrance to the landmark. The Legion Building is not designated but is considered to be a local site with strong contextual and associative value. As per the policies for landmark buildings the building height is restricted to 27 storeys. The tower features generous setbacks along both the Kent and Gilmour Street frontages above the restored heritage facade.</i></p> <p><i>2. The plan calls for the dismantling and reconstruction of the limestone cladding facing Kent and Gladstone Streets.</i></p> <p><i>3. The landmark nature of this site envisions creating a development that is an iconic feature in Centretown and the City. Not only does it stand out as an iconic piece of architecture, but the design is sensitive to the surrounding context. All four elevations offer visual interest and well detailed facades that break the form into three components: a distinct pedestrian-oriented base that includes 4 and 6-storey podiums, a 27-storey tower designed to quietly emphasize the landmark-designated site, and a restrained crown providing a porous and light top to the tower.</i></p> <p><i>4. See the Design Development Chapter 4</i></p> <p><i>5. The development achieves transition to the existing low-rise context largely through the four (4) storey podium that extends east-west from Kent Street. The red brick podium has been articulated and fits with the existing low-rise context. The tower has been separated from the nearest outdoor amenity areas by 20 metres and steps back significantly from the planned four (4) storey form. Transition is further achieved along the Gilmour Street frontage with ground-oriented residential units and facade articulation.</i></p>

<p>5. Landmark Buildings must provide a suitable transition to ensure the conservation of the cultural heritage value not only of surrounding properties but also of the heritage attributes of the District as a whole.</p>	
<p>The Landmark policies require that, prior to considering a proposal for a Landmark Building, a formal and rigorous application and review process that includes public consultation shall be developed for consideration by the appropriate standing committee of Council and ultimately must be adopted by Council.</p>	<p><i>As with all Landmark Buildings and per the Centretown Secondary Plan, 359 Kent Street and their project team have engaged in a robust review and public consultation program as part the application review process to date. To date, this has included:</i></p> <ul style="list-style-type: none"> <i>/ Three (3) meetings with an international panel of architects on a Special Design Review Panel (SDRP);</i> <i>/ A project website with opportunities for ongoing public feedback and posting of project updates (359Kent.com);</i> <i>/ A public consultation workshop where the public was invited to share their thoughts and opinions on the built form and public realm and public use components of the project;</i> <i>/ Two (2) additional public meetings to gather feedback and report on project changes and progress; and,</i> <i>/ Several rounds of stakeholder consultation meetings with the Centretown Citizens’ Community Association, Heritage Ottawa, the Built Heritage Sub-Committee, the Ward Councillor and City staff.</i>
<p>11.1 STREETS, TREES, AND LANDSCAPE IN THE PUBLIC REALM</p>	
<p>5. Seek opportunities to plant additional trees in the streetscapes throughout the HCDs, including as part of development and infrastructure projects.</p>	<p><i>The proposed landscape plan includes the reintroduction of street trees along Gilmour and a midblock POPS on Kent that filters around the two existing homes onto MacLaren creating an extensive integrated landscape. See the landscape Plan and renderings Figures 15, and 16 to 24.</i></p>
<p>Federal Government Height Regulation</p>	
<p>In accordance with the Federal Government Height Regulations “If proponents of particular development applications within Centretown wish to pursue building heights up to the maximum identified in this CDP, the specifics of these requests must be reviewed and approved in the context of the "Ottawa Views" study, which was prepared for the National Capital Commission and the City of Ottawa, and, which addresses the “Visual Integrity and Symbolic Primacy of the Parliament Buildings and other National Symbols”, as implemented by the City of Ottawa Official Plan and the City of Ottawa.</p>	

Comprehensive Zoning By-law; and shall also adhere to any design guidelines.



Source: Hobin architecture 2023

Response: The NCC Height Control View Planes as they apply to 359 Kent Street. The north-south cross section illustrates the overall height approach and maximum building height for each of the intersections. The proposed height of the tower is below the current view plane approvals.

Shadow impacts:

Sensitive areas within the sun shadow analysis' study area include a Public Space (Dundonald park), and an Arterial Mainstreet (Bank Street). The sun shadow study represents the park space as a shaded green area and Bank Street as a purple dashed line. The park space is not impacted by the criteria of any new net shadow resulting in an average of 50% of any public space being cast in shadow for 5 or more hourly interval times during the September test date. The arterial Mainstreet of Bank Street is not impacted by the criteria of a new net shadow in any one spot for more than 3 consecutive hourly test times of the sidewalk on the opposite side of the street, being cast in shadow during the September test date.

Latitude and Longitude of Site:

Lat: N 45°24'48.8"

Lng: W 75°41'49.53"



5.3 Centretown Community Design Plan (CCDP) Centretown Community District Plan

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.

Section 6.5 of the CDP contains Heritage policies regarding integration and context. The CDP states that Group I 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 mid-rise, mid-rise, or high-rise building development. It also discusses the need to respect key heritage features.

- 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: *With regard to the dismantling and reuse of the cladding of 359 Kent it is assessed contributing. The new development has made an effort to address key heritage attributes found within the district including the division of former lots, materials and finishes, colour palette and the reintroduction of street trees and public amenity space.*

- When adding a new building adjacent to a heritage building or streetscape, the following guidelines shall apply:
 - Use compatible materials.
 - Use setbacks, 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 setbacks in a manner that is compatible with the surrounding heritage structures.

Discussion: *The new proposed development embraces the guidelines. See the discussion of 9.5 Landmark Buildings for a more detailed discussion*

5.4 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.*

5.5 Development Impacts

Positive impacts of the proposed development on the cultural heritage values of the Centretown HCD and 381 Kent Street include:

- The form and massing of the tower set back from Kent Street re-enforces and creates a more integrated expression along Kent Street and the east-west streets.
- The proposed development contributes to the public realm through the introduction of a midblock POPS. The greenspace will provide animation and relief to the street edge, establish a foreground feature, and screen the two residential buildings backing onto the landscaped courtyard.
- The building form is respectful of the streetscape and introduces a handsome high-rise infill with civic and commercial services.
- Replacement of auto oriented landscape with a scale-appropriate streetscape with improvements to enhance the existing heritage fabric and pedestrian realm.
- Residential units with street-facing entrances and active frontages along Gilmour and retention of two designated residences.
- Reintroduction of the traditional landscape treatments including street trees, front yards, walkways to the residential units with autonomy.

Adverse impacts of the proposed development include:

- The loss of a stylish, mid century low-rise designated under Part 5 the Ontario Heritage Act is unfortunate. This is mitigated by the dismantling and reinstatement of heritage attributes including the limestone cladding, the horizontal strip windows, and the austere clean lines of the design.

6.0 ALTERNATIVES, MITIGATION AND CONCLUSIONS

6.1 Alternatives and Mitigation Measures

The HIA assesses alternative development options and mitigation measures to avoid or limit the negative impact on the heritage value of identified cultural heritage resources.

As extracted from the City of Ottawa HIA template, methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) include but are not limited to: (highlighted in bold those items that may be relevant for consideration in this HIA)

- Alternative development approaches that result in compatible development and limit negative impacts;
- **Separating development from significant cultural heritage resources to protect their heritage attributes including, but not limited to, their settings and identified views and vistas;**
- Limiting height and density or locating higher/denser portion of a development in a manner that respects the existing individual cultural heritage resources or the heritage conservation district; and
- Including reversible interventions to cultural heritage resources.

The following items have been taken into consideration to assess their potential for integrating into the neighbourhood:

- The salvaging of the limestone cladding and its reintroduction along with the form and massing of the original mid-century character as a podium.
- The use of the red brick and a unified colour palette as part of the new 4- storey podium's exterior finishes supports the traditional materials commonly used in the district.
- The introduction of autonomous ground floor residences along Gilmour and the cadence of podium treatment support the integration with neighbour residential character.
- The reintroduction of street trees supports the quality of the environment along Kent, McLaren, and Gilmour Streets.
- The transition between the new development and the adjacent homes along Gilmour are mitigated by the lower podium, the setback, use of red brick and elimination of the pergola on the roof of the podium.
- At some point the city should systematically address its post 1950 modern architecture and establish clearer assessment of this category of expression.
- The new tower is distinguishable in terms of its height, massing, and more contemporary design. For the development to meet "being visually and physically compatible and be seen as subordinate to the two properties" the following mitigation strategies have been explored:
- The two designated historic houses 444 and 436 MacLaren will be restored to a high standard and sensitively integrated as a vital part of the development.
- Both would maintain their primary entrances off MacLaren, with renewed landscapes to create spaces that transition into the new development and front lawns that maintain the streetscape character.

Mitigation efforts include:

Architecture:

- The urban grain of the original setback and lot divisions along Gilmour are reflected in the podium of the new development.
- The proposed twenty-seven-storey tower is set well back from the property line and mitigates the difference in scale between the two-storey heritage buildings and the new development on both Gilmour and Kent street.

Materiality

- The materials on the heritage buildings include a red and grey brick (444 MacLaren) and the colour of materials incorporated into the upper tower are well selected providing an urban grain that is compatible with the district.

6.3 Conclusions

This is a complex project with a number of objectives for this site aimed at developing the site as a 27-storey landmark tower, designed as the beacon. Its dramatic shape not only acts as a guide to the downtown core but will also be visible as a new iconic piece in the Ottawa skyline from the Queensway.

The slender shape of the tower with its sculpted facades, is designed to create visual interest from far and near. A large shroud crowns the building and flows upwards to capture the top of the tower. It bisects the building mass to emphasize the verticality of the tower and creates possibilities for outdoor spaces on the upper floors.

The two, Part V designated historic houses 444 and 436 MacLaren will be restored and integrated as an active part of the development. The intent is to lease 436 to a deserving community group and transform the house on the corner 444 MacLaren to a highly animated use. Both would maintain their primary entrances off MacLaren, with renewed landscapes to create spaces that transition into the new development and front lawns that maintain the east-west streetscape character.

7.0 AUTHORS QUALIFICATIONS

Commonwealth Historic Resource Management offers professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and assessment of heritage resources as part of the development process.

John J. Stewart, B.L.A., Honorary B.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.

Ian Hunter undertook the background research for the Kent Street Project.