

Cultural Heritage Impact Statement

322 Waverley Street, Ottawa



Prepared By: COMMONWEALTH HISTORIC RESOURCE MANAGEMENT
Prepared For: SERCO REALTY GROUP

October 2020

Cover: Street perspective of the proposed development at 322 Waverley. Source: CHMEL architecture 2020

Table of Contents

1.0	INTRODUCTION.....	3
1.1	Introduction.....	3
1.2	Site Location, Current Conditions and Introduction to Development Site	3
1.3	Relevant Information from Council Approved Documents.....	8
2.0	HERITAGE RESOURCE DESCRIPTION AND HISTORY.....	9
2.1	History of the Neighbourhood	9
3.0	STATEMENT OF CULTURAL HERITAGE VALUE.....	11
3.1	Statement of Cultural Heritage Value	11
4.0	DESCRIPTION OF PROPOSED DEVELOPMENT	13
4.1	Description of the Proposed Development	13
5.0	IMPACT OF THE PROPOSED DEVELOPMENT	17
5.1	Centretown Heritage Conservation District Study Guidelines Section VII 5.5	17
5.2	Centretown Community Design Plan (CCDP)	18
5.5	Heritage Overlay.....	21
5.6	Standards and Guidelines.....	21
5.7	Development Impacts	24
6.0	ALTERNATIVES AND MITIGATION STRATEGIES	24
6.1	Alternatives	24
6.2	Mitigation measures.....	25
6.3	Conclusions.....	25
7.0	BIBLIOGRAPHY / PEOPLE CONTACTED.	26
	Bibliography.....	26
8.0	AUTHORS QUALIFICATIONS.....	26

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 demolition of a single-family residence and the construction of six-storey mid-rise apartment building at 322 Waverley Street. The proposed development is located in the Centretown Heritage Conservation District (CHCD), which was designated by the City of Ottawa in 1997 under Part V of the Ontario Heritage Act (OHA) (By-law 269-97). The property is defined as ‘non-contributing’ building in the District. Any proposal to demolish, remove or alter this building requires approval under the *Ontario Heritage Act*.

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;
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;
Heritage Survey and Evaluation Form 322 Waverley Street;
Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010; and
Preconsultation Meeting Follow-up. City of Ottawa 1.27.2020
Plans and elevations prepared by Chmiel Architects, 2020.

Owner and Contact Information

Address: 322 Waverley Street, Ottawa, Ontario

Owner and Contact:

Loredana Porcari | Managing Director
SerCo Realty Group
9 Capella Court | Unit 200 | Ottawa, Ont. | K2E 8A7
O: 613.226.2221 ext. 3 | F: 613.526.2800
l.porcari@sercorealty.com

1.2 Site Location, Current Conditions and Introduction to Development Site

The property is located on an interior double lot fronting onto the south side of Waverley Street within the Centretown Heritage Conservation District. The block is bound by Waverley Street to the north, O’Connor Street to the west, Metcalf Street to the east, and Frank Street to the south. The two-storey detached residence is set on the east property line with asphalt surface parking encircling the building to the west and the rear of the property. The soft landscaping in the front yard consists of lawn with low hedges bordering the central walkway and foundation plantings. The two and a half storey residence constructed c.1920s - 30s is a four-square design clad in a brown tapestry brick with a hip roof.

Address	Street	Group	OHA Designation
318	WAVERLEY	Contributing	Part V
321	WAVERLEY	Non contributing	Part V
320	WAVERLEY	Contributing	Part V
322	WAVERLEY	Non contributing	Part V
328	WAVERLEY	Contributing	Part V

Table 1: Development site and adjacent properties heritage resource categorization or grouping. Source: CCDP



Figure 2: Aerial view illustrating the built context within the block and next to the development site. Site arrowed. Source: Geottawa Lite.

The south side of Waverley extending from O’Connor to Metcalf was developed in the last quarter of the 19th century with 2.5-storey detached residences. The Victorian style residences typically set on coursed limestone foundations, are clad in a red brick with decorative brick detailing, and enclosed with hip roofs and gable roofs over projecting bays and two-storey porches. Three-storey apartment blocks constructed of materials similar to the detached residences are also evident in the block. The single detached residence within the development site was constructed in the early 20th century. The vernacular four-square style residence, set on a parged concrete foundation, is clad in a brown tapestry brick with light toned masonry sills and lintels, and a shingled hip roof.

The residences are set back uniformly from the street toward the midpoint of the lots with landscaped areas fronting onto the street, typical of estate lots developed in the area during the late 19th century. The landscaped front and side yards that were typical of the area have been converted to paved parking areas with minimal soft landscaping. The landscape in the front yard of 322 Waverley is a remnant, in that it retains a residential character with lawn, foundation plantings and shrubs extending to the street. The vacant side-yard used as parking creates a gap to the street edge.

The north side of Waverley is far less coherent with a parking lot accessing an apartment that fronts onto the next block; and a below grade entrance to a parking garage of a 9-storey apartment building.

The apartment building is a prominent midblock feature. Within the surrounding built context, there are examples of 2.5-storey brick clad Queen Anne style residences and apartments constructed of similar materials along with larger apartments built during the 60s and 70s. These later buildings are very prominent and help define the visual character of Waverley Street.

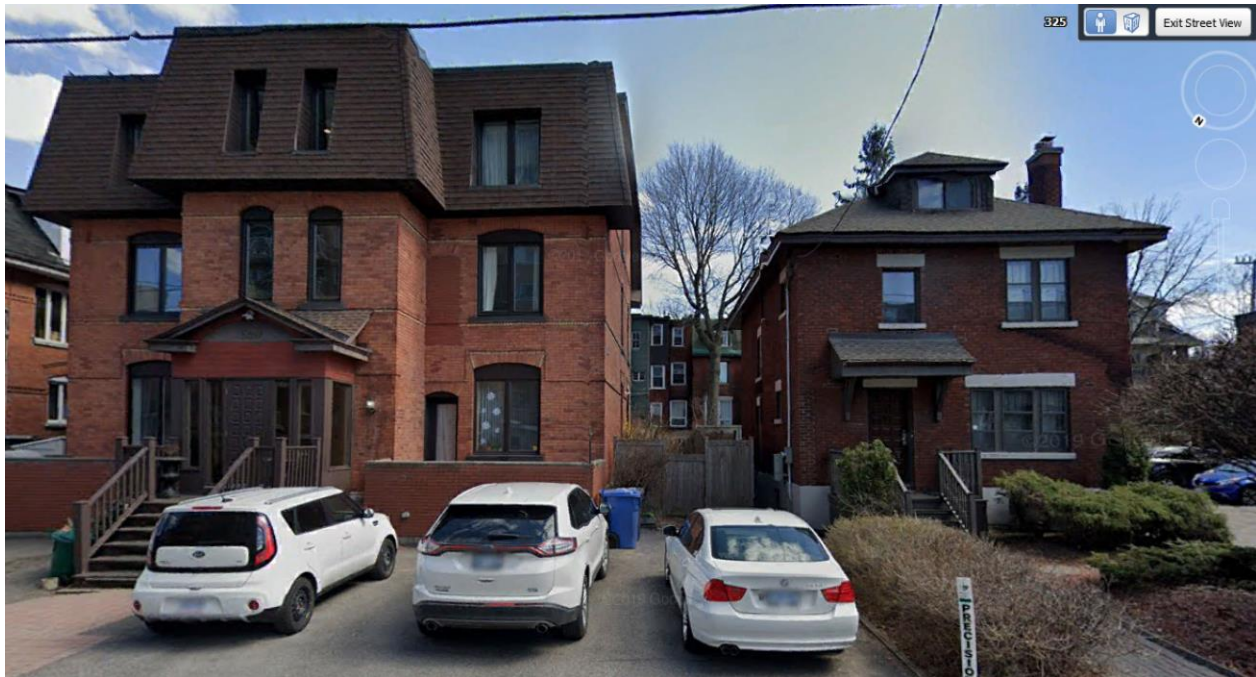


Figure 3: Contextual streetscape view of the development site (322 Waverley right) illustrating the setback from the street and existing conditions. Source: Google Earth



Figure 4: Contextual streetscape view of the development site (322 Waverley centre) illustrating the uniform setback from the street and existing landscape conditions within the lot. The apartment building in the background is one of a number of larger buildings that compromise the neighbourhood. The vacant side-yard visually reads as a gap in the street which is particularly noticeable with the gap mirrored across the street. Source: Google Earth



Figure 5: Contextual streetscape view of properties to the east of the development site that illustrate the built context on the south side of Waverley Street. Source: Google Earth



Figure 6: Contextual streetscape view looking west on Waverley illustrating the typical setbacks of properties from the street and the built heritage context. The high-rise in the mid-ground (right) was constructed sometime between 1958 and 1965. The apartments in the foreground serve as inspiration for the proposed development and suggest a 6 storey height would allow for a transition. Source: Google Earth



Figure 7: Streetscape view looking north east on Waverley illustrates apartments city staff describe as being constructed during a different era when the planning policies/principles were different. These buildings framing the subject site are visually defining.

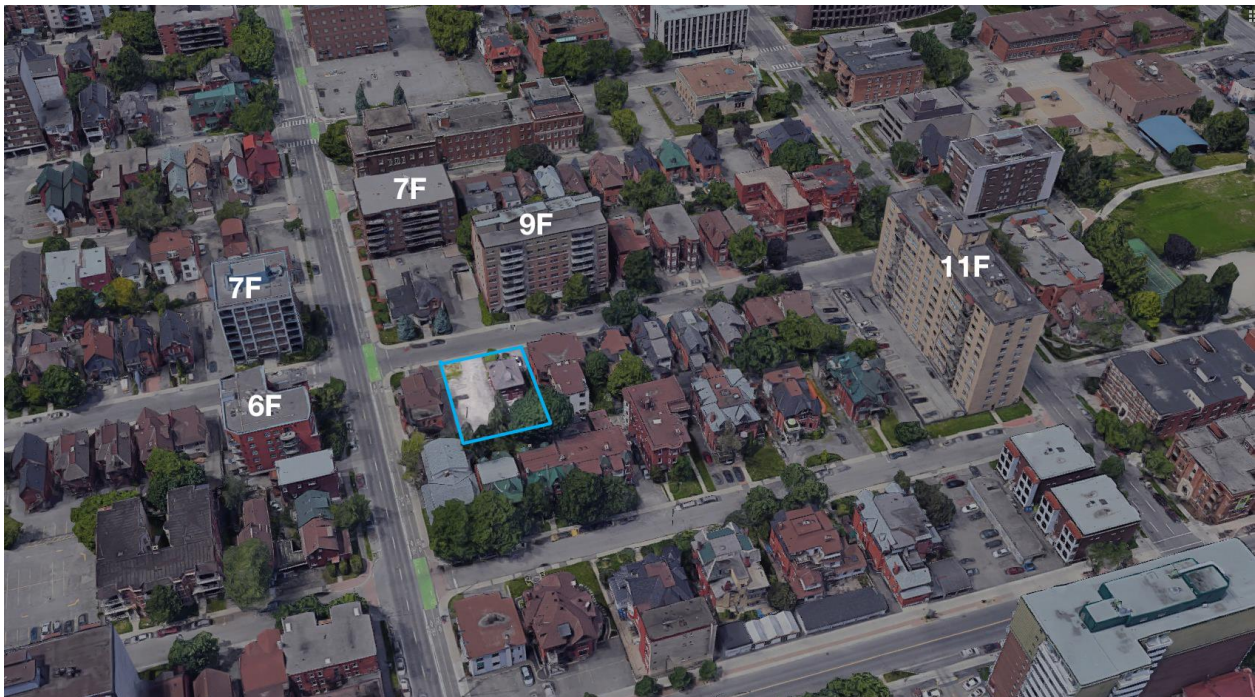


Figure 7: The aerial view of the immediate neighbourhood positions the development site with five mid-rise apartments ringing it. The proposed development of a low-rise apartment that fills the site and addresses the street edge offers visual continuity. Source: Fotenn.

1.3 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 Secondary Plan and Centretown Community Design Plan

Both the Centretown Secondary Plan and Centretown Community Design Plan (CDP) address the protection of heritage buildings. The Centretown Community Design Plan has guidelines for new buildings in the HCD, including: using step-backs to appropriately transition with adjacent building heights, using compatible materials, minimizing the use and height of blank walls and modulating façades through the use of vertical breaks and step-backs in a manner that is compatible with the surrounding heritage structures.

Centretown Heritage Conservation District Study

The development site is within the Centretown HCD. The study prepared 23 years ago is currently under review; a heritage conservation district plan as defined in the OHA is in progress.

Centretown Heritage Conservation District Inventory May 2020

Standards and Guidelines for the Conservation of Historic Places in Canada

City council adopted the Parks Canada “Standards and Guidelines for the Conservation of Historic Places in Canada” in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. Heritage staff consider this document when evaluating applications under the *Ontario Heritage Act*.

2.0 DESCRIPTION AND HISTORY

2.1 History of the Neighbourhood

The history of Centretown is outlined in detail in the 1997 Heritage Conservation District Study.

The block was developed in the last quarter of the 19th century as a residential subdivision with 2.5-storey detached residences some set on estate or double lots intermixed with a few apartment buildings. When the area was laid out in the last quarter of the 19th century the block extended east-west from Metcalf to Bank Street; O'Connor Street was discontinuous between Lewis Street to the north and Gladstone Avenue to the south. The extension of O'Connor Street through the blocks occurred after 1912.

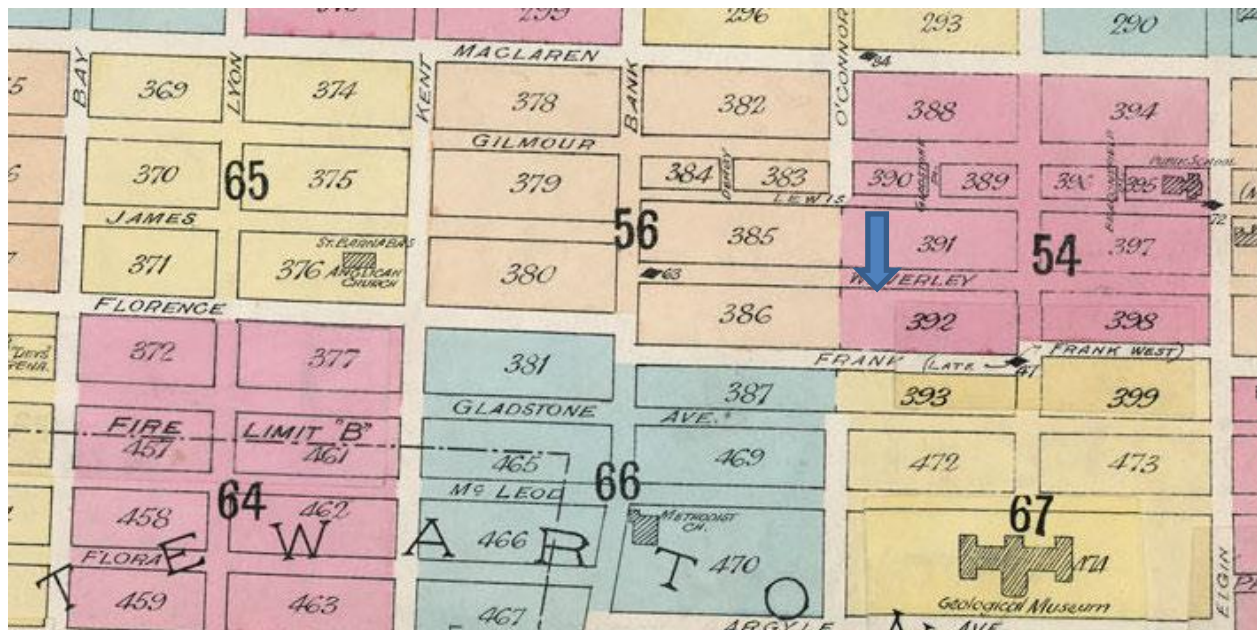


Figure 7: 1901-12 Fire Insurance Key Plan. The plan illustrates the street and block layout in the vicinity of the development site. Note that O'Connor street was discontinuous between Lewis and Gladstone Avenue. Approximate location of the development site is arrowed. Source: Archives Canada

The area within the block was developed with a series of handsome pattern-book Queen Anne style residences typically set on coursed limestone foundations, clad in a red brick, decorative brick detailing, and enclosed with hip roofs and gable roofs over projecting bays and two-storey porches. The roofs and porches feature elaborate wood trim. The area also contains three and four-storey apartments constructed of materials similar to the detached residences featuring horizontal layering and flat roofs. The residences are set back uniformly from the street with large landscaped areas fronting onto the street, typical of estate lots developed in the area during the late 19th century. The heritage residential character along the south side of Waverley within the block bound by O'Connor, Metcalf and along Frank, features low to medium scale development remains intact.



Figure 8: 1888 - 1901 Fire Insurance Plan Detail Sheet 54. The plan illustrates the built context and block and street layout. Note the single detached brick clad residence within the development site (arrowed). Source: Archives Canada

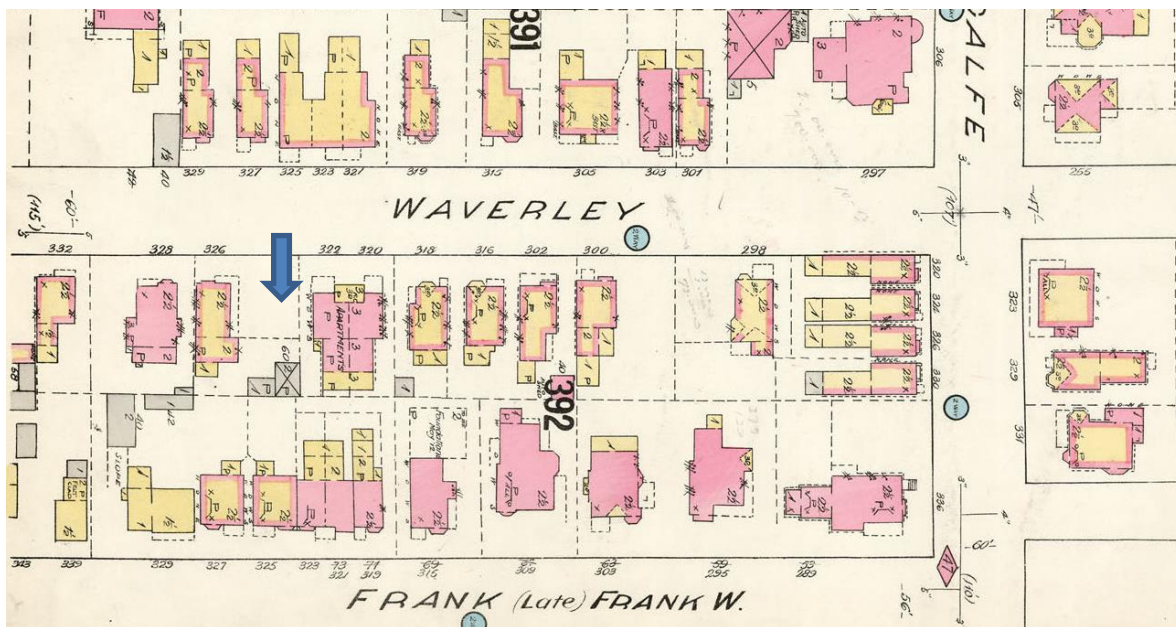


Figure 9: 1901-1912 Fire Insurance Plan Detail Sheet 54. The plan illustrates the built context on the north and south side of Waverly that remained static between the periods 1888 – 1912 with some additional infill fronting onto Frank Street. Site arrowed. Source: Archives Canada

In 1888, the development site consisted of a two-storey detached brick residence on the west side of a double lot. Between 1920 and 1930 the existing four square detached two-storey brick residence was constructed on the east side of the lot. Sometime between 1965 and 1991 the original two-storey detached brick Victorian style residence on the west side of the lot was demolished.



Figure 10: 1991 aerial view of the site by which time the adjacent Victorian residence had been demolished. Site arrowed. Source: Geottawa.

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 in order 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.

While most buildings retain their residential use, many others have been converted for use as professional offices, or small retail or commercial establishments. The most common residential building type is the hip-roofed single family home, with a projecting gabled bay on an asymmetrical façade. Along with flat roofed, medium-density apartment buildings, it also played a strong role in defining the character of the District. In addition, a few commercial corridors, most notably Bank Street, run through the area while still reflecting the low scale and architectural character of the rest of the district.

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;
- It's 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

The proposal is to construct a six-storey (mid-rise) apartment building containing twenty-three studio, one, and two bedroom units. The proposal is to retain and integrate portions of the existing building into the proposed development, specifically the north street façade and portions of the return wall on the east elevations excluding the roof structure. The decision to move the building forward within the site will necessitate the dismantling and reconstruction of the retained elements. The feasibility of the approach and specific details have yet to be determined.

The building is primarily clad in red brick with a raised foundation clad in stone. The mechanical penthouse and portions of the south façade will be clad in grey metal panels. There are balconies on the third and on the sixth floors and a rooftop terrace.

Figure 11: Site plan of the proposed development illustrating its relationship to adjacent heritage buildings. The portion of the front façade and sidewall are incorporated into the new build. Source: Chmiel Architects 2020.

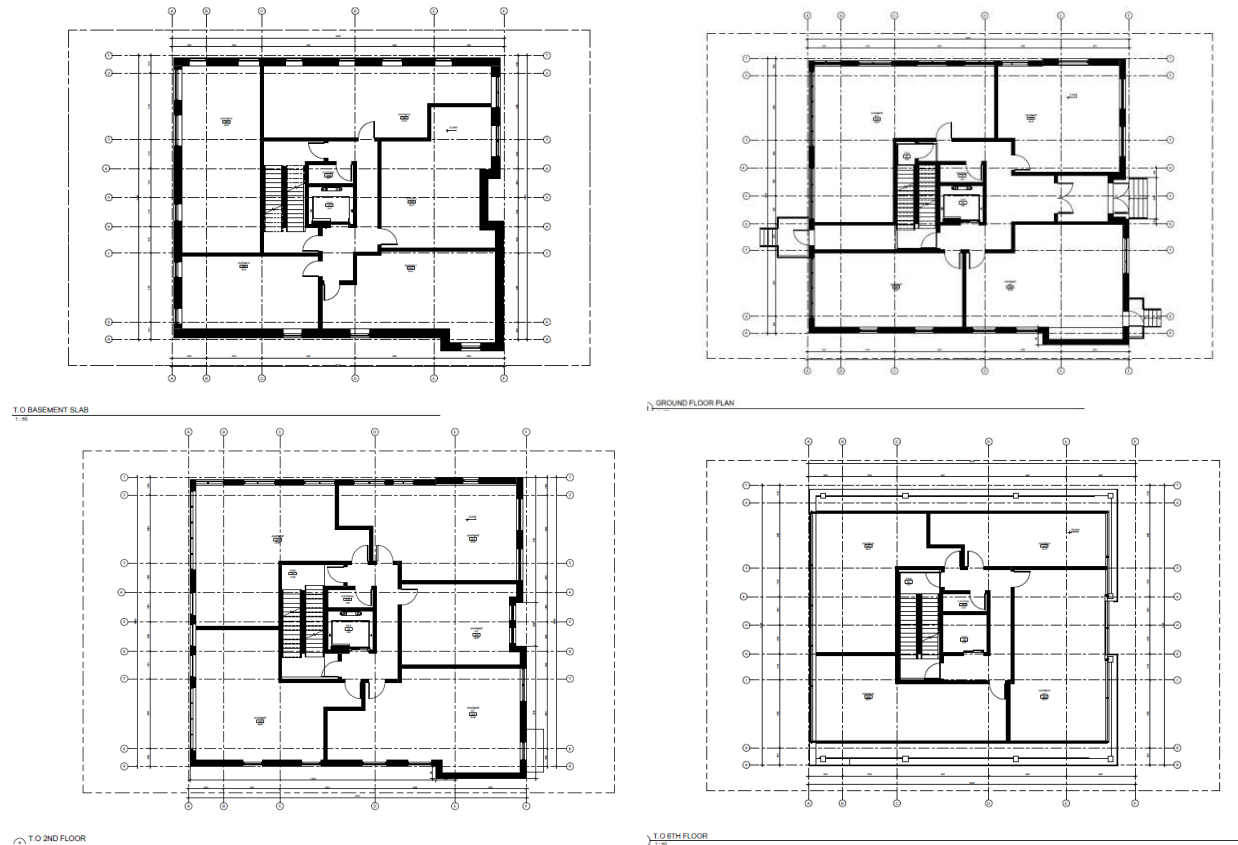


Figure 12: Rendered street view of the proposed development. The retained facades of the existing building set the pattern – brown brick with light coloured lintels and sills and the rhythm of the fenestrations – for the building's podium. The north façade is clad in a compatible red brick above the cornice line of the podium that repeats the fenestration pattern above the podium. The upper floor is set back to reduce its visibility. Source: Chmiel Architects May 2020.



1 3D View 1

Figure 13: Early study perspective drawing of the proposed development takes design cues from the existing house reusing brown brick with light coloured lintels and sills. Source: Chmiel Architects February 2020.



Figures 14, 15, 16 and 17. Plan views of the apartment proposal with a mix of one and two bedroom apartments.
Source CHMIEL architects 2020



Figure 18: Street view looking west towards the intersection showing the surrounding buildings along Waverley.
Source: CHMIEL architects 2020



Figure 19: Street view looking east from the intersection showing the surrounding buildings along Waverley. Source: CHMIEL architects 2020

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). The guidelines contained in Section 6.5 of the Centretown CDP, and Section VII 5.5 of the Centretown Heritage Conservation Study are used to assess the impacts. The development proposal is also reviewed using the Standards and Guidelines for the Conservation of Historic Places in Canada. The heritage attributes and character-defining features of the CHCD are itemized in Section 3.0.

5.1 Centretown Heritage Conservation District Study Guidelines Section VII 5.5

A heritage conservation district Plan as defined in the Ontario Heritage Act has not been prepared for the CHCD. The city is presently preparing a Heritage Conservation District Plan as defined in the 2005 changes to the Ontario Heritage Act to accompany the 1997 HCD Study. Over the years, the lack of a plan has been addressed through the Heritage Overlay, as well as guidelines contained in the CCDP that states, “ *that Group 1 and Group 2 heritage buildings must be protected and properly integrated with new development. Group 3 and 4 buildings will be assessed at the time of application. The CDP*

encourages restoration, reuse or integration of heritage structures into new low-rise, mid-rise or high-rise building development.”

5.2 Centretown Community Design Plan (CCDP)

Centretown currently supports 17 official land use designations in its Secondary Plan, including high, medium and low profile residential. The subject property is designated "Low Profile Residential Mixed-Use" (R4 & R5) in both the Centretown CDP and the implementing Centretown Secondary Plan and permits a building height of four (4) storeys in a height range of 11.0 to 14.5 meters.

The Residential designation applies to areas where significant change is not anticipated. Proposals for significant intensification are not encouraged in Residential Areas. Infill may be considered if it supports an appropriate and compatible height, massing and scale with the surrounding context. The prevailing building type will be the predominant built form of development.

Sections 6.4.1 Built Form Guidelines Low-Rise and 6.5 Heritage Approach of the CDP contain 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. Group 3 and 4 buildings will be assessed at the time of application. The CDP encourages restoration, reuse or integration of heritage structures into new low-rise, mid-rise or high-rise building development.*

An assessment of how the proposed development responds to the general guidelines contained in Section 6.4.1 Low-Rise Infill follows. *Guidelines* are in italic.

6.4.1 The following general guidelines shall apply to low-rise infill in Centretown.

i. Respect and contribute to the overall character of the area;

Discussion: The built heritage character of the area consists of low-rise 2.5-storey detached residential form buildings typically clad in a red brick with hip roofs and gable roofs over projecting bays and porches. Apartment form heritage buildings are typically clad in brick with horizontal layering and flat roofs constructed of materials similar to the residential form buildings. Visually intruding into the traditional character are taller more massive apartment blocks. The proposed development respects the residential character of the area in its apartment form. Brick cladding and fenestration pattern contribute to the character of the area. The scale of the proposed development at six (6) storeys challenges the built heritage character of the area, but it does provide transition in relation to the taller and more massive apartments surrounding this portion of the street.



Figure 20: The scale of the proposed development at 6-storeys challenges the built heritage character of the area, but it does provide transition in relation to the taller and more massive apartments surrounding this portion of the street.

ii. Align low-rise infill with adjacent buildings and respect the existing overall street setback. Strategic setback or protrusions may be appropriate at entrances, balconies, bay windows or porches to articulate the façade and create architectural interest;

Discussion: The proposed development aligns with the street setback of adjacent heritage buildings. The central entrance is recessed into the façade creating a two bay form that extends vertically through the height of the building steps back 1.5m at the third floor level and again at the sixth floor level with exterior balconies. The sixth floor is clad in a light glazed treatment intended to reduce its prominence. The change in the colour of the brick and the retention of the entrance at the ground level helps to retain the connection to the street and references the original house.

iii. Avoid blank walls. If necessary, a blank wall must be well articulated and use materials that are consistent with the overall building image. Blank walls fronting a street are not permitted;

Discussion: The brick clad main façade uses a horizontal light toned masonry detailing including lintels and sills with a horizontal band between the fifth and sixth floor levels. The secondary facades of the building are articulated with windows that extend through five floor levels with spandrel panels corresponding with the lintel and sill levels of the main façade.

iv. Give equal consideration to all facades that front onto streets;

Discussion: The main façade is well articulated and the articulation of the side facades reflect their secondary nature.

v. Provide ground level access to individual units, where applicable, to animate the street;

Discussion: The proposal includes two and possibly three entrances with stairs extending to ground level. The existing entrance to the reintegrated façade of the existing house and a central entrance to the apartment building help to support the pedestrian scale.

vi. Raise residential ground floors by 0.9-1.2m from the ground to provide privacy for residents while promoting safe streets by providing ‘eyes on the street’. Sunken units, situated below an ‘over elevated’ ground floor are discouraged.

Discussion: The ground floor is consistent with adjacent heritage properties that are set in the 1.m range above ground level. Large windows provide light into the partial below grade units.

vii. or multiple units or house form commercial buildings, access to parking and servicing should be provided through a shared access or a recessed garage entrance. A sloped driveway is permitted for a shared garage/ servicing entrance. Multiple individual front garages and sloped driveways are not permitted; and,

Discussion: The proposal is to replant the front garden rather than convert it to parking.

viii. If located within the Centretown Heritage Conservation District, existing guidelines should be considered.

Discussion: See Section 5.1

Heritage Integration

When integrating a heritage structure into a new infill 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 development proposal retains and integrates the street façade excluding the roof structure of the existing Group 3 built heritage resource. A horizontal cornice band at the roofline of the existing building extends across the new infill building and returns at the sidewalls. The fenestration pattern of the existing building forms the pattern for the new infill building and the use of two shades of red brick cladding that reference the heritage properties. The design of the new infill is sympathetic to the existing and adjacent heritage apartment buildings and contemporary in its design.

- *New development should be respectful of key heritage elements. This can include, but is not limited to building setbacks, 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 setback(s).

Discussion: The new infill development respects all key heritage elements of the existing building maintaining the character of the area and streetscape. The infill building employs a 1.0m setback at the third floor or cornice level to distinguish the new from the old. It attempts to reduce the scale with the top floor with a further setback of 1.5 m and a material change.

- *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 development integrates the two-storey principal façade and portions of the return walls reflecting the existing urban grain, visual relationships and materials. The infill building is clad in a red brick with a brown brick extending across the site below the cornice line. The house form with sloped roof resulted in an awkward integration. The midblock apartments serve as a better inspiration for design cues.

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

The General Standards contained in the Standards and Guidelines for Conservation of Historic Properties in Canada are useful to determine impacts on the character-defining features of the district or cultural landscape in general if the proposal is viewed as an infill development. The standards and guidelines are not applicable to the existing building, as the majority of the building will be demolished excluding the front façade and portions and the two return walls.

As per the General Standards (all projects)

1. *Conserve the character defining elements of a historic place. The character defining elements of the CHCD are itemized in Section 3.0 and include:*

The heritage residential character of the district, featuring low to medium scale development; its low-rise apartment buildings with similar detailing and materials to single-family dwellings but featuring horizontal layering and flat roofs; Predominant use of Rideau red clay decorative brick veneer with trim details in stone, wood and pressed metal;

Discussion: The proposed apartment building reinforces the residential character of the district. The built form of the development featuring horizontal layering and flat roofs is consistent with early apartment buildings in the district. The proposed materiality of the development, including brown and red brick cladding with masonry trim compliments adjacent heritage properties. The 6-storey mid-rise scale of the development has the potential of providing a transition at this portion of Waverley Street and mitigates the negative impact on the adjacent low-rise heritage resources.

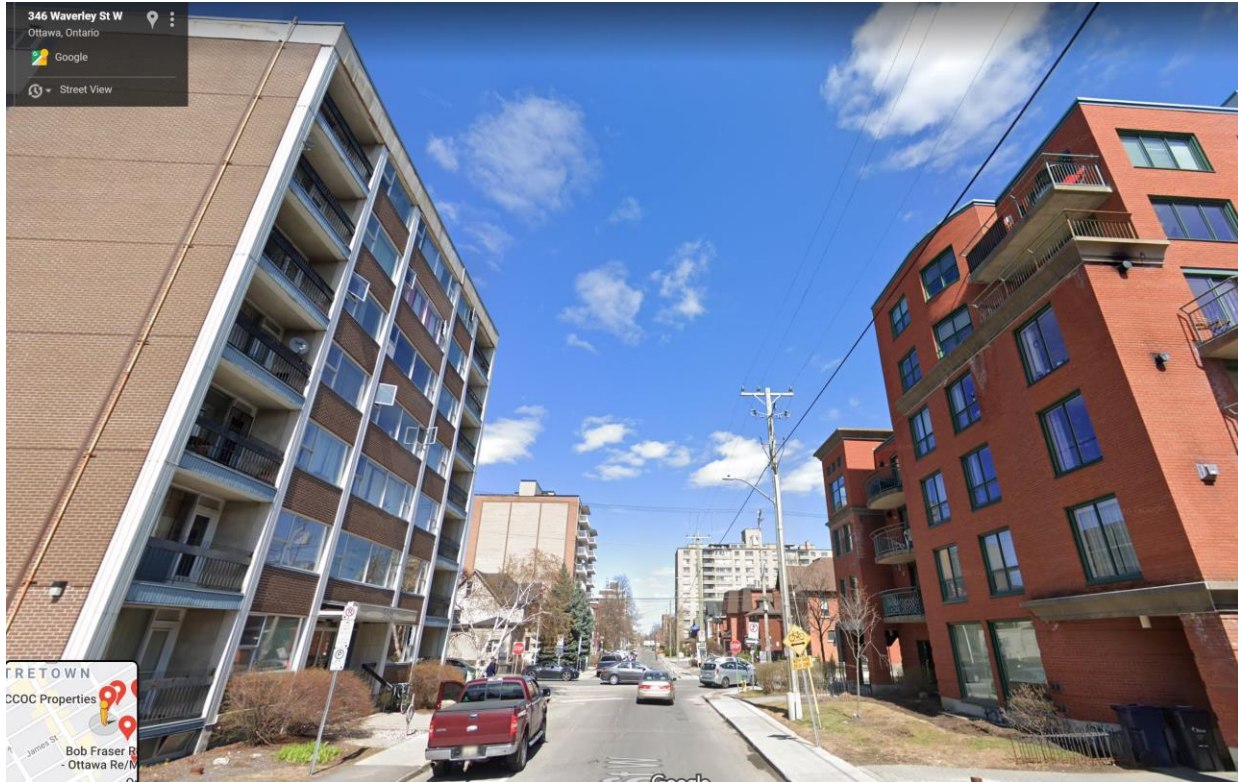


Figure 21: The scale of the proposed development at 6-storeys provides an intermediate scale in relation to the taller and more massive apartments surrounding this portion of the street.

Standard 11: Conserve the heritage value and character-defining-elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Discussion: The proposed building through its height, massing, articulation, materiality, and step-backs is respectful of the established character and heritage attributes of the Centretown HCD. The construction of this new building will fill in a gap in the urban fabric at this part of the street. The scale of the contemporary structure is visually and physically compatible and helps to integrate the larger apartments with surrounding low-rise units along the street.

The original grid block layout lot plan, and relatively intact residential streetscapes;

Discussion: The proposed development has no impact on the grid block plan of the area. The residential streetscapes on the south side of Waverley are intact featuring detached Queen Anne style detached residences and apartment buildings constructed during a significant period of growth and development within the HCD. The proposed development is set back from the property line consistent with adjacent heritage properties maintaining the residential character of the streetscape.

Pre-consultation Summary of Planning Application

Planning Comments

Staff are not supportive of a 6-storey building at this location, as it is not consistent with the planned function for the area, which is designated as a low-rise residential area. The proposed 6-storeys is also out of context with the surrounding area. Staff recognize that there are other buildings of the same height or higher in the vicinity, but they are located on arterial roads/corner lots, or they were constructed during a different era when the planning policies/principles were different.

Discussion: The proposed 6-storey development will face an existing 9-storey apartment building, which occupies most of the block and is representative of the area's evolution. In the next block to the north is a 6-storey unit with the parking onto Waverley. The two apartments on the next block west all suggest that six stories would not detract from the neighbourhood. The proposal will fill the gap along the street. The use of traditional materials and the scale is more in keeping with its neighbours and offers a transition.

The property is within Area X for parking. The first 12 dwelling units are exempt from parking requirements and the rate for any unit above 12 is 0.5 per unit. Required visitor parking is 0.1 per unit, with the first 12 units exempt from visitor parking requirements.

Discussion: It is the intention of the developer to provide bicycle parking but to seek relief from requirements for parking.

Heritage Comments:

Based on the information provided, heritage staff continue to have significant concerns with the concept proposed for this site. The proposal includes little retention of the heritage building, and proposes a building height that is too large for the lot. Furthermore, the heritage character of Waverley Street would be compromised with a 6-storey building on this site. Moving the house forward may be supported; however, a significant increase in the retention of the house (including the roof) would need to be proposed.

Discussion:

City staff identified projects that include the successful integration of house-form heritage buildings into new residential developments include 417-419 Laurier Avenue East, 269-275 McLeod Street and 31 Russell Avenue. These projects all illustrate the term meaningful incorporation. All of the examples were Category 1 or 2, and all had remained in-situ.

In consideration of the guidelines contained in the CCDP, the following alternatives might be considered:

1. The approach that the City is advocating "moving the building" is fraught with a number of aesthetic, technical, and construction-related issues, including:
 - Justification for preservation and reuse is a question mark. The residence at 322 Waverley is a category 3 building and identified as non-contributing resource with very little in terms of significant attributes.
 - Architecturally the scale of the four square, hipped roof is difficult to integrate. The late 19th century apartments located mid block serve as a far better expression.

- Structurally the façade at 322 Waverley Street consists of wood frame walls with a brick veneer and masonry detailing. The brick veneer and masonry detailing would have to be dismantled and rebuilt if the building is moved within the site.
 - The likelihood of sourcing a brick that matches the existing brick, including texture and colour is low. The tapestry brick is a feature and will have to be salvaged from the demolished portions of the building to apply to the two lower floors of the new infill development.
2. An alternative that should be discussed is applying to demolish the Grade 3 building on the site and comply with relevant guidelines for new construction contained in the CCDP.

5.7 Development Impacts

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

- The proposed development does not sever the lot retaining the original double estate lot.
- The palette of materials and features of the façade have been incorporated into the new building and will support the visual continuity of the street.
- The new build will visually transition in terms of height with the surrounding apartments; is much less massive and will help to integrate the visual character between the traditional neighbours and the surrounding apartments.
- Incorporating the step back at the third-floor references the original height of the house and acknowledges the datum line of the other buildings. Retaining the on street entrances helps to establish a pedestrian scale.
- The proposed development respects the residential character of the area in its apartment form.
- Brick cladding and fenestration pattern contribute to the character of the area.
- Introducing accessible sidewalks and small parlor gardens along the front softens the streetscape along this part of Waverley Street.

Adverse impacts of the proposed development include:

- The loss of a building and landscape dating from the early 20th century.
- The development may have a detrimental impact on the heritage conservation district if not properly executed.
- The scale of the proposed development at 6-storeys challenges the built heritage character of the area. A mitigating factor is that it does provide transition in relation to the taller and more massive apartments surrounding this portion of the street.

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 Alternatives

The significance of the category 3 non contributing building on the site as it relates to the HCD are:

- The building is a placeholder of little historical significance that supports the continuity of the streetscape;
- A defining feature of the site is the landscape – shrubs, and foundation plantings, a feature that has been replaced with hard landscaping and parking on adjacent properties to the detriment of the residential character of the streetscape. An effort should be made to retain the front yard with soft landscape.
- The approach that the City is advocating 'moving the building' is fraught with a number of aesthetic, technical and construction-related issues.
-

6.2 Mitigation measures

- The original entrance is articulated with a balcony with a projecting canopy. Consideration should be given to converting the secondary entrance to a balconette. A canopy and larger raised entrance helps define the main entrance.
- Housing for the rooftop mechanical and elevator should be incorporated into the 6th floor, and the setback extended to 1.5m to reduce visibility.

6.3 Conclusions

The proposed mid-rise 6-storey building does not conform to the Low Profile Residential Mixed-Use" (R4 & R5) in both the Centretown CDP and the implementing Centretown Secondary Plan. That being said, visually the proposed mid-rise helps to transition the built heritage resources within the block with the surrounding apartments. The proposed design is based on expressing the prevailing 3 to 4 story brick 'datum line', respecting the heritage materiality of the District, and acknowledging the height and materiality and colour palette of the original building. The upper floor is setback, and a neutral treatment and glazing are used to lessen the impact.

The late 19th century apartments located mid block serve as a model form. The footprint of the new building is in keeping with the rhythm and massing of the street where the large lots converted from gardens to parking read visually as gaps. The proposed development is a reasonable interpretation and will integrate with the streetscape. The reuse of the tapestry brick is a positive approach to demolition using building materials that would otherwise end up as land fill.

7.0 BIBLIOGRAPHY / PEOPLE CONTACTED.

Bibliography

- Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2nd Edition.
- Centretown Heritage District Plan, City of Ottawa prepared by The Heritage Resources Centre University of Waterloo.
- Centretown Community Design Plan, City of Ottawa, ERA Architects, Delcan & Urban Strategies Inc.
- Centretown Heritage Conservation District Study, Julian Smith & Associates 1996-97
- Ontario Heritage Act Part V
- Proposed Development prepared by CHEIML Architects Inc. 2020

8.0 AUTHORS QUALIFICATIONS

Commonwealth Resource Management is consulting and management firm that 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., 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, Architectural Technologist, carried out the research and assessment of cultural heritage resources for 322 Waverley Street as well as many of the other CHIS reports prepared by Commonwealth.

The research and project file were compiled by Ian Hunter. John Stewart managed the project and wrote the report.

Commonwealth has completed a number of Cultural Heritage Impact Statements for the private and public sectors including the following:

185 Fifth Avenue, Mutchmor Public School Addition, Ottawa, Ontario.

2489 Bayview Avenue, CFC Canadian Film Institute, Toronto, Ontario.

1015 Bank Street, Lansdowne Park, Ottawa, Ontario.

Algoma District Wind Farm Proposal, Lake Superior Shoreline, Ontario.

1040 Somerset Street West, Ottawa, Ontario.

Laurier Friel Redevelopment Sandy Hill, Ottawa, Ontario.

Cumberland /Murray Streets, Lowertown West, Ottawa, Ontario.

1120 Mill Street, Manotick, Ottawa, Ontario.

Ontario Place, Waterfront Park and Trail Toronto, Ontario.

Fort William Historical Park, Thunder Bay, Ontario.

Allen/Capitol Theatre 223 Princess St., Kingston, Ontario.

101-109 Princess Street and 206-208 Wellington Street Kingston, Ontario.

Greystone Village, Oblate Lands Redevelopment, 175 Main Street Ottawa, Ontario.

Bradley/Craig Barn 590 Hazeldean Road, Ottawa, Ontario.

LeBreton Flats, IllumiNATION LeBreton Redevelopment, Ottawa Ontario.

Tunney's Pasture Redevelopment Plan, Ottawa Ontario.

Napean/Lisgar Mixed Use Development, Ottawa, Ontario.