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ADDENDUM 3

TO: Jennifer Morrison, Jennifer.Morrison@clvgroup.com
Josie Travers Josie.Tavares@clvgroup.com

FROM: John Stewart,
Commonwealth Historic Resource Management
jjs@chrlm.com

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SUBJECT: Gladstone and Loretta Redevelopment Review of Proposed Changes

Ownership at the CLV Group wish to pursue changes to the planned redevelopment at Gladstone and Loretta Avenue. These changes include a revised phasing of work, with a new architectural team focusing on the first phase — Tower A (formerly Tower 3), and additional height for all 3 towers. The conservation of the Standard Bread Building, a designated historic building, continues to be a feature part of this redevelopment. The attached site plan illustrates the site layout, and the positioning and massing of the three towers. All three towers will be taller with the addition of typical floors.

The following memorandum is prepared at the request of the City of Ottawa Heritage Planning Department. It responds to their concern that the planned changes including the additional height being proposed for the three towers might negatively impact on the Standard Bread Building. Commonwealth has been engaged to review the new site plan and determine if the interface between the new build and heritage building, and the additional height, will not negatively impact the historic place.

Reference Material

These document serve as the reference for this discussion.

- A conceptual design for the Phase 1, Tower A (see Figure 2) and a site plan (see Figure 1) illustrating the position of the three towers and their relationship to the Standard Bread Building, Linebox Studio, 2025.
- Gladstone Loretta Stage II Heritage Impact Assessment (HIA) and Conservation Plan provides an approved approach as it relates to the Standard Bread Building and its integration with the planned development. Commonwealth Historic Resource Management, 2024.



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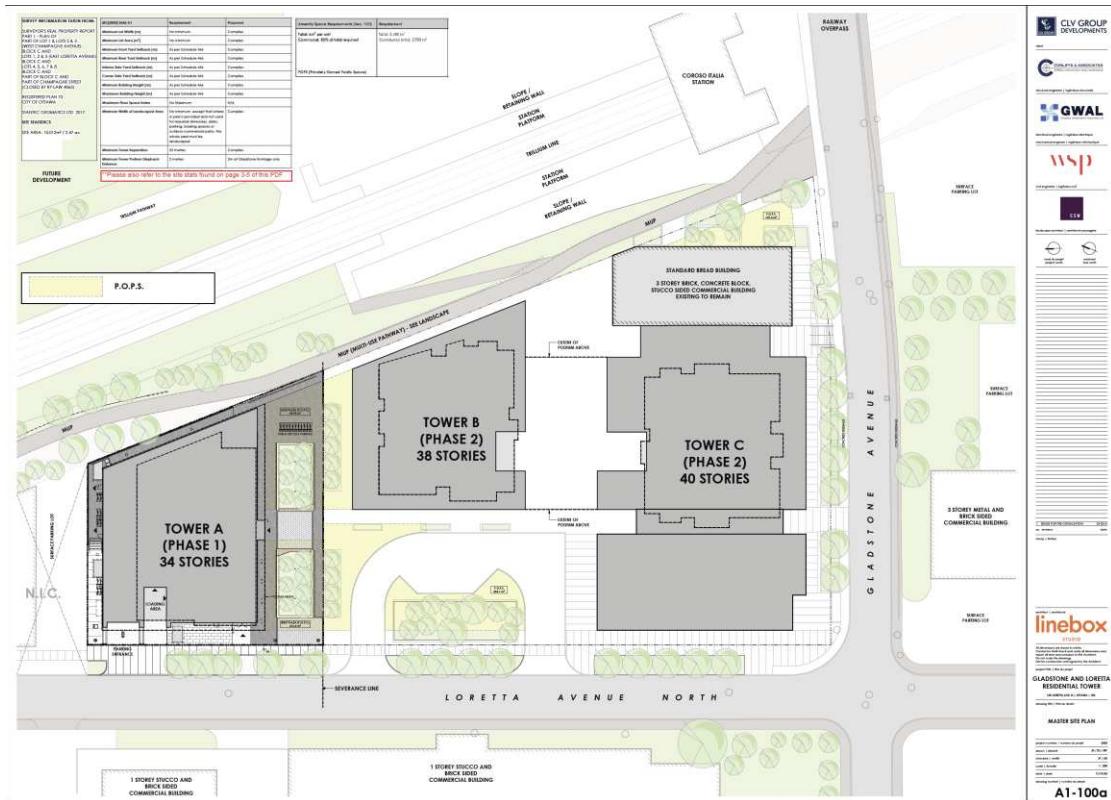


Figure 1: Revised Site plan of the proposed development illustrating its relationship to Gladstone and Loretta Avenues and the O-train corridor with 34 storey Tower A (Phase 1), with the 38-storey Tower B and the 40-storey Tower C both planned as Phase 2. The designated Standard Bread is next to the O-train corridor. Source: Linebox Studio. 2025.

Description of the Development

The development represents a significant intensification of the property into a mixed-use centre that will include office, retail, and residential uses. The proposed development will reinforce and further establish the character and built-form of Gladstone Avenue, rehabilitating the Standard Bread Building and supporting a Traditional Mainstreet character with ground floor retail and office/residential uses above.

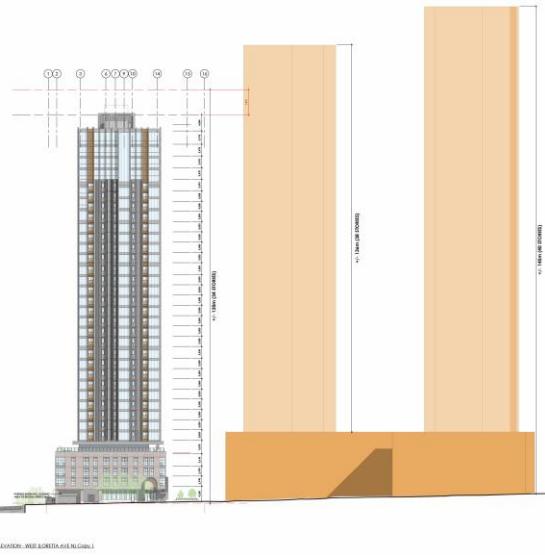
The proposed development consists of two related components. Along Gladstone Avenue, Tower C with a height of 40 storeys wraps the corner of Gladstone and contains retail and office components, anchored by the retained Standard Bread Building on the east side. Based on the site plan, the tower's setbacks and indentations support a pedestrian scale along Gladstone Avenue, reinforced by at-grade units with direct access to the sidewalk.

Along Loretta Avenue, two additional residential towers focus on a central green space and drop-off court. Residential tower B is located centrally on the site, abutting the rail corridor. The building has a total height of 38 storeys. Residential tower A is planned for construction as the first phase of the development with a total height of 34 storeys. It is located at the north end of the site.



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Figure 2: Building Elevations West Massing with the 4-storey podium and the 34-storey tower of Phase 1 setback on the north edge of the site along Loretta Avenue. Phase 2 towers are blocked out, with the podium levels appearing darker than the two towers.
Linebox Studio 2025.



Description of the Heritage Property

The Standard Bread Company Bakery at 951 Gladstone Avenue is a three-storey building with a four-storey tower, located west of the railway tracks at 951 Gladstone Avenue. The brick-clad concrete building was constructed in 1924 and is located in Hintonburg, west of downtown Ottawa. The designation is limited to the footprint and envelope of the 1924 bakery building. Except the interior mushroom columns, the remainder of the interior of the building is excluded. All other buildings on the site are excluded from the designation.

The Standard Bread Company bakery has **heritage value** as a representative work of architect Sydney Comber. Based in Montreal, Comber became known for designing commercial bakeries and dairy production facilities. In addition to this building, Comber designed bakeries in Winnipeg, Toronto, Saskatoon, Regina, and Calgary.

The bakery has **design value** as a good, rare example of an early 20th century industrial building in Ottawa. The purpose-built, three-storey, reinforced concrete building with brick cladding is simple in its design, expressing its industrial use, while featuring some decorative elements including a date stone and brick pilasters. The interior features large open spaces punctuated by flared mushroom columns that reinforce its historic use as an industrial building.

The Standard Bread Company also has **contextual value** as an important reminder of the former industrial character of this part of Hintonburg. The bakery is a landmark in the neighbourhood for its location at the top of a small hill adjacent to the railway tracks.



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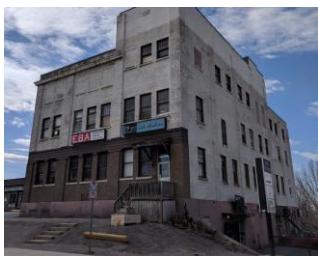


Figure 3: A view of the existing building with an artist's perspective view of the restored structure looking north-west. The Building is a designated historic site. Owned by CVS, it will be a feature component of their redevelopment at the intersection of Loretta and Gladstone Avenue. The plan is to restore the exterior of the building in accordance with Standards and Guidelines and the Conservation Plan prepared by Commonwealth.

A List of Heritage Attributes

The attributes that express the heritage value of the Standard Bread Company bakery as a good example of an early 20th century industrial building include its:

- three storey massing with four storey towers;
- reinforced concrete construction with brick cladding laid in stretcher bond;
- simple ornamentation including:
 - brick pilasters
 - simple brick parapet
 - metal cornice
 - date stone
- Large rectangular window openings with concrete sills and brick lintels arranged in groups of two and three on the south façade
- Arrangement of window and door openings on the east façade, including bricked in third storey loading door openings;
- Large rectangular 15/15, 15/1, and 10/1 wooden sash windows;
- Loading door in basement on east façade;
- Simple raised entrance at the southeast corner of the building accessed by a small staircase;
- cornerstone engraved with the words “Audaces Fortuna Juvat”.
- 1924 date stone; and,
- Interior flared mushroom reinforced concrete columns.



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The development proposal includes the rehabilitation of the heritage building, and the conservation of the exterior form and materials, except for the single storey wing extending to Loretta Avenue. The recently installed cement board with a decorative stone finish will be removed, and the original fenestration pattern restored with the removal of brick infill from the windows. The gabled brick and metal parapets will be re-instated to their original form and design. The intent is to repair the deteriorated exterior concrete and spalled brick as necessary and remove the white paint from the exterior, revealing the original redbrick exterior. Deteriorated concrete windowsills will be replaced and new insulated single hung windows installed with a lite configuration similar to the original window patterns.

Comments and Conclusions

- *The phasing of work on the Standard Bread Building Conservation needs to be confirmed.*
- *The revised development proposal includes the conservation of the character defining attributes as outlined in the Statement of Significance for both interior and exterior form and materials.*
- *The building's landmark status in the neighbourhood for its location at the top of a small hill adjacent to the railway tracks is maintained.*
- *Given that the Standard Bread Building is positioned at the southeast corner of the site, there should not be any adverse shading impact from the increased height of the towers.*
- *The proposed massing of the three towers respects the Standard Bread Building and reflects a pedestrian-scale along the street. The three proposed high-rise towers are set well back from the adjacent streets to acknowledge this scale and character.*
- *Along Gladstone, the podium height, and exterior finishes respect the height of the heritage building.*
- *On the west side of the building, the link between the new development and Standard Bread Building.*

Respectfully Submitted



John J. Stewart
Principal