

A CULTURAL HERITAGE IMPACT STATEMENT 1081 CARLING AVENUE OTTAWA, ON



Revised August 2023

Prepared for: Carling Avenue 2019 Co-tenancy
By: Commonwealth Historic Resource Management



COMMONWEALTH

TAGGART
REALTY MANAGEMENT

AUTHOR



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1.0 INTRODUCTION

1.1 Purpose

The City of Ottawa has requested this Cultural Heritage Impact Statement (CHIS). The purpose of the CHIS is to identify the cultural heritage resources and values that may be impacted by the proposed development of two residential high-rise towers at 1081 Carling Avenue. The southern portion of the proposed development fronts onto Carling Avenue and is located across the street from the Central Experimental Farm (CEF) National Historic Site (NHS) of Canada. The CEF is identified in the City of Ottawa's *Official Plan*. Section 3.4. (4) of the *Official Plan* includes the policy that:

Proponents of development proposals or public works in or adjacent to the Central Experimental Farm are required to prepare a cultural heritage impact statement as described in Section 4.6.1. Reference to the Commemorative Integrity Statement prepared by Parks Canada will ensure that the proposed development does not compromise the characteristics that represent and contribute to the Central Experimental Farm's heritage value.

Furthermore, Subsection 4.6.1(11) provides that the applicant must demonstrate that the proposal is compatible with the listed heritage property located across the street at 426-428 Hamilton Avenue. There are two low-rise residences within the block to the north of the development site at 748 Parkdale and 4-6 Inglewood Place that have also been listed on the City's Heritage Register as properties of potential cultural heritage value, both of which are not contiguous nor adjacent to the development site. The properties on Inglewood Place and Hamilton Avenue are located within a mature neighbourhood overlay.

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

- Parts IV and V of the Ontario Heritage Act.
- Statement of Significance and the Commemorative Integrity Statement for the Central Experimental Farm National Historic Site of Canada Act (R.S.C., 1985, c. H-4), online at: www.historicplaces.ca/en/rep-reg/place-lieu.
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010; and
- A Conservation Management Strategy for the Ottawa Botanic Garden at the Central Experimental Farm, Ottawa Botanic Garden Society by Commonwealth Historic Resource Management, March 2001.
- The original and revised shadow analysis prepared by Hobin's office, 2023.05.15, Sun Shadow Analysis D02-02-21,
- The Agri-Food Analysis, AAFC letter to City of Ottawa - 1081 Carling Ave Development April 13, 2023
- The analysis undertaken by Councillor Leiper, Meeting with Councillor Leiper Civic Ward June 23, 2023, and

- Letter to the Editor August 14, 2023, Throwing Shade on the Argument, John Batchelor, Manotick. Citizen August 17, 2023.
- 1081 Carling Avenue Planning & Housing Committee Hobin Architecture August 16, 2023
- Drawings: Site plan, floor plans, massing plans, rendered perspectives, Hobin Architecture. 2022.

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

The site is in the Civic Hospital / Central Park neighbourhood of Ottawa and is located to the west of the Civic Hospital Campus. The block is bound by Carling Avenue to the south, Parkdale Avenue to the east, Hamilton Avenue to the west, and Inglewood Place to the north. The area to the north and west of the proposed development consists of low-rise detached residences constructed between circa 1935 – 1945.

The southern portion of the proposed development fronts onto the north side of Carling Avenue across from the Central Experimental Farm (CEF) National Historic Site (NHS) of Canada. Two low-rise residences to the north of the development site that are not contiguous to the development site have been listed on the City's Heritage Register; 748 Parkdale Avenue and 4-6 Inglewood Place. The property at 426-428 Hamilton Avenue to the west and across the street from the development site is also listed on the City's Heritage Register.

The development site currently consists of an eight-storey medical office building set at the corner of Carling and Parkdale with exterior at grade parking to the west and north and a two-level parkade set along the north property line. The proposed redevelopment will include the demolition of the existing medical office on the site, and the phased development of two 16 and 25 storey residential towers set on four storey podiums with four levels of below grade parking. The two towers are set at the corners of Carling and Parkdale and Carling and Hamilton Avenues.



Figure 1: 2018 aerial view illustrating the existing built and landscape context adjacent to the development site. Site arrowed. The southern portion of the proposed development is located across the street from the CEF National Historic Site of Canada. The areas to the north and west of the development site consists of low-rise detached residences with a mid-rise residential tower to the west (Duke of Devonshire Retirement Residence) fronting onto Carling Avenue. A high-rise residential tower is located to the east within the Civic Hospital Campus that fronts onto Parkdale Avenue. Source: Google Earth



Figure 2: An aerial view detail illustrating the existing built and landscape context adjacent to the development site. Site arrowed. Source Google Earth

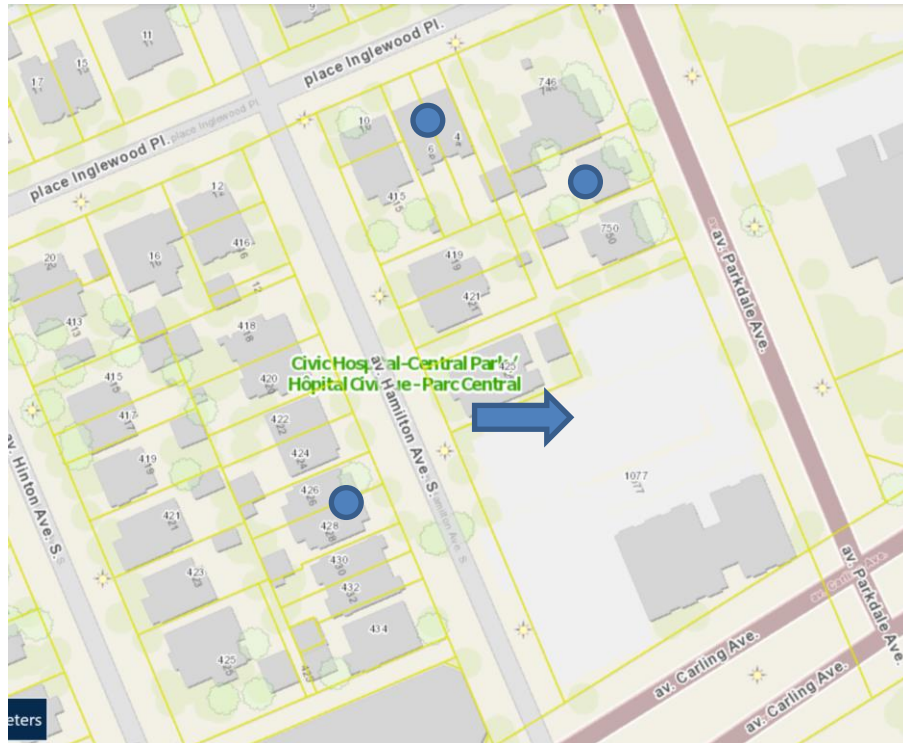


Figure 3: Block plan of the development site and adjacent residential properties. The residences at 426-428 Hamilton Avenue, 4-6 Inglewood Place, and 748 Parkdale are listed on the City of Ottawa's Heritage Register as properties of potential cultural heritage interest or value (Blue dots). None of the listed properties are contiguous with the development site. Note the laneway that extends between Parkdale and Hamilton Avenues at the northern edge of the site. Development site arrowed. Source: Geoottawa

1.3 Street Characteristics (Neighbourhood Character)

The residential area was developed with single family homes during the circa 1935-1945 period. The character of the neighbourhood to the north and west of the development site is a low-rise residential area with detached two storey single and double houses set back in a regular pattern from the street with detached garages to the rear accessed by lanes. Most of the area is within a mature neighbourhood overlay with the exception of residences fronting onto Parkdale Avenue. Hamilton Avenue is blocked to prevent through traffic accessing Carling Avenue.



Figure 4: Street view looking north from Carling Avenue. The development site is to the left. The Civic Hospital Campus is to the right. Source: Google Earth



Figure 5: Street view looking south from Hamilton Avenue to Carling Avenue with the Duke of Devonshire retirement residence to the right. The residential character of the neighbourhood to the north and west of the development site is evident in the residences to the right. Landscaped front yards with turf, specimen trees and planting beds. The development site parking lot is to the left. Source: Google Earth



Figure 6: Street view looking north-east from Hamilton and Carling Avenues to the development site. Note the two-storey parkade extending along the north property line (left background). Source: Google Earth

1.4 Heritage Context the Central Experimental Farm

This CHIS address the potential impacts of the proposed development on the identified heritage values of the CEF (See Section 5.0). The Farm recognized as a National Historic Site in 1997 is identified in the City of Ottawa's Official Plan Section 3.3.4 as a distinct land use and that any CHIS address the two documents that outline the heritage values of the CEF: the Commemorative Integrity Statement (CIS) and the Statement of Significance (SOS).

Both documents recognize that “The Farm is now bounded on three side by urban development, characterized by major roadways carrying high volumes of traffic, and mature residential and institutional areas.” The CIS and SOS also recognize that development outside the boundaries of the CEF is not necessarily a threat to the heritage values or integrity of the CEF as a historic place.

Both documents separate the 400-hectare cultural landscape into three distinct areas: A central core of administrative, scientific, and functional farm buildings and spaces; the experimental fields, plots, and shelterbelts; and the arboretum, ornamental gardens, and experimental hedges.

The proposed development is located across from the experimental fields in the north-west quadrant of the CEF, therefore the heritage values or character-defining features associated with the experimental fields are used to assess any impacts (See Section 5.0). The central core of administrative and functional farm buildings and spaces is located 700m to the east of the development site and the development will have no impacts on the heritage values of the area.



Figure 7: View looking south from Hamilton Avenue across Carling to the fields in the north-west corner of the Central Experimental Farm NHS. The trees are remnants of a shelterbelt that extended along the south side of Carling Avenue prior to the widening of the street in 1956. Remnants of the shelter belts are seen in the foreground. Source: Google Earth



Figure 8: Street view looking south-east across the fields of the experimental farm from Parkdale and Carling Avenues. The development site is located approximately 700m from the administrative core and arboretum sectors of the CEF. Source: Google Earth

Properties Listed on the Heritage Register

Three residential properties to the north and west of the development site have been added to the City of Ottawa's Heritage Register. Two properties within the block to the north that are not contiguous to the development site have been identified as having potential cultural heritage interest: 4-6 Inglewood Place and 748 Parkdale Avenue. One property to the west adjacent or across the street from the development site at 426-428 Hamilton Avenue is also listed on the heritage register.

The area was sub-divided into residential lots in 1895; however, the lots were not developed until circa 1935-1945. The dominant materials in the neighbourhood are brick, limestone, and pre-cast concrete or artificial stone. The area contains an eclectic mix of stylistic influences from the period including Arts and Crafts, Tudor, and Spanish Revival style elements, however the majority of homes are vernacular in style.



Figure 9: Street view of 426-428 Hamilton Avenue located across the street to the west of the development site. Source: Google Earth



Figure 10: Street view of 748 Parkdale Avenue located within the block two lots to the north of development site. Source: Google Earth



Figure 11: Street view of 4-6 Inglewood Place three lots to the north of the development site. Note the high-rise tower on the Civic Campus to the left. Source: Google Earth

2.0 CIVIC HOSPITAL, CENTRAL PARK NEIGHBOURHOOD HISTORY

The following is a brief synopsis/chronology of the development of the Civic Hospital Central Park neighbourhood. The material was sourced online at <https://www.chnaottawa.ca/history-and-heritage.html>

1895 SUBDIVISION OF LOT 35 = Part of Lot 35 is sold to the Ottawa Land Association for subdivision into housing lots. The first survey was completed in 1895, which included the area between Parkdale and Holland Aves. A subsequent subdivision plan is approved in 1932, which includes the remaining land between Holland and Harmer. Few lots are actually sold in this area until the late 1930s, and into the early 1940s.

The homes comprising the majority of The Civic Hospital -Central Park neighbourhood are primarily clad in brick. Many of the homes built between 1939 and 1947 were designed by David Youngusband and belong to the Arts and Crafts movement. This urban fabric dissipates as the residential portions of the neighbourhood begins to sprawl and merge with the expansive Civic Hospital Campus, and Central Experimental Farm.

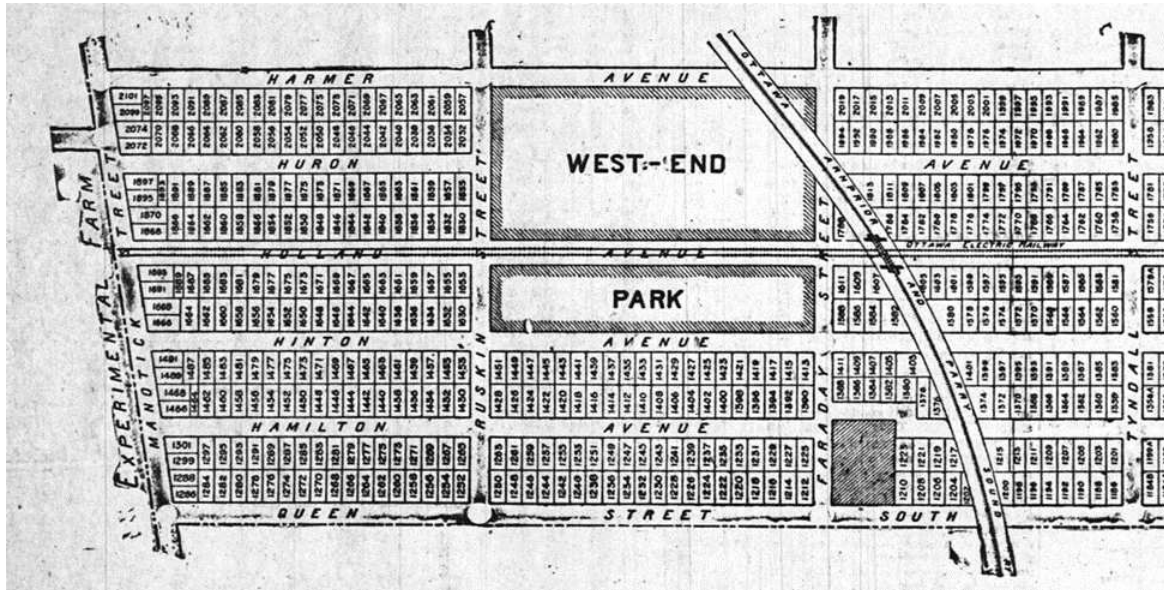


Figure 12: 1895 plan of sub-division. Parkdale Avenue was then named Queen Street South. Source: www.chnaottawa.ca

1907 ANNEXATION OF BAYSWATER - Bayswater (which includes the current Civic Hospital neighbourhood area east of Holland Ave.) is annexed by the City of Ottawa.

1919 PURCHASE OF LAND FOR CIVIC HOSPITAL - Under the leadership of Mayor Harold Fisher, the city purchases the southern 25 acres of the Reid farm for the construction of the new Civic Hospital.

1924 THE OTTAWA CIVIC HOSPITAL AND ITS SCHOOL OF NURSING OPEN - Merging three dated health institutions, the Civic Hospital officially opens in a state-of- the-art building with 550 beds. Within days of the opening of the new hospital, the School of Nursing, with a residence built to accommodate 230 students and graduate nurses, also opens.

1935 — 1949 OUR NEIGHBOURHOOD DEVELOPS During the late 1930s and early 1940s, the majority of the homes north and west of the hospital are constructed.

1956 The shelter belt running along the northern perimeter of the CEF was cleared when Carling Avenue was widened to its current four lanes. (see Figure 13.)



Figure 13: Circa 1950 aerial view of the Civic Hospital Campus. The shelter belt was removed when Carling Avenue was widened to its current four lane configuration in 1956. Source: www.cnhottawa.ca

3.0 STATEMENT OF CULTURAL HERITAGE VALUE

3.1 *Statement of Cultural Heritage Value*

The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the Central Experimental Farm NHS. Source: Parks Canada National Historic Sites of Canada

Recognition Statute: Historic Sites and Monuments Act (R.S.C., 1985, c. H-4)

Designation Date: 1997-09-22

Dates: 1886 to 1980 (Construction)

Event, Person, Organization: • Thomas Fuller (Person) • James Fletcher (Person) • William Saunders (Person) and Sir John Carling (Person)

Other Name(s): Central Experimental Farm (Designation Name)

Research Report Number: 1997-043 DFRP Number: 08625 00 Plaque(s)

Existing plaque: 930 Carling Avenue, Ottawa, Ontario

A rare example of a farm within a city, this outstanding cultural landscape brings together two strong 19th century interests: agricultural improvement and picturesque design. Established by the federal government in 1886, the Farm has supported Canadian agriculture by undertaking critical scientific research and by developing and demonstrating good farming methods. Its 426 hectares are organized into three distinct areas: a central core of science and administration buildings, an arboretum and ornamental gardens, **and the experimental fields and plots**. The Main Dairy Barn, with its attached stables laid out around a barnyard, was at the heart of the model farm. The individual parts of the landscape are orchestrated into an organic whole intended to enhance nature's inherent beauty. Adopting picturesque features of the British country estate, the Farm combines large stretches of lawn and field, winding paths, and pleasing water vistas. This site is a symbol of the crucial role agriculture has played in shaping Canada.

Description of Historic Place

The Central Experimental Farm National Historic Site of Canada, located in urban Ottawa, Ontario, is comprised of various structures and buildings embedded within a large rural landscape. Flanked by broad expanses of farmland, its central area consists of the administrative core, housed in a variety of eclectic and picturesque structures, and encompasses an arboretum, specimen plantings, and intricate ornamental gardens. Official recognition refers to the cultural landscape with its natural, built, and landscaped components at the time of designation.

Heritage Value

The Central Experimental Farm was designated a national historic site of Canada because: as a cultural landscape, the more than 400-hectare farm in the heart of the Nation's Capital reflects the 19th-century philosophy of agriculture and carefully integrates an administrative core and a range of other buildings with arboretum, ornamental gardens, display beds and experimental fields in a picturesque composition;

since its establishment in 1886, the farm has made significant scientific contributions to agriculture in Canada by uniting scientific experimentation with practical verification, as exemplified by the development of the hardy strains of wheat that were so influential in expanding Western Canadian agriculture; a rare example of a farm within a city, the Central Experimental Farm has become a symbol of the central role agriculture has played in shaping the country.

Eager to introduce profitable new agricultural methods and products, the federal government created the Central Experimental Farm in 1886. The Department of Agriculture selected a rectangular parcel of land, over 400 hectares in area, approximately 3 kilometres from Parliament Hill. Located on a desirable site, due to its variety of soil types and access to land, water, and rail transport, the farm would serve both Ontario and Québec. **As the city of Ottawa grew, the Farm was gradually absorbed into the urban environment and is now situated well within the city limits.**

The plan of the Farm is based on three clearly defined zones: a central core of administrative, scientific, and functional farm buildings and spaces; **the experimental fields, plots, and shelterbelts;** and the arboretum, ornamental gardens, and experimental hedges. The Farm's Picturesque landscape is the result of a movement promulgated by 18th-century English aesthetic theorists and practitioners who sought to bring landscape design closer to an idealized nature. One convention of this movement was the adoption of certain standard features of the British country estate, including large stretches of lawn and fields, use of water, masses of trees and shrubbery, and winding pathways. These features, designed to enhance nature's inherent beauty by emphasizing its irregularity, variety, and intricacy in form, colour, and texture, integrate harmoniously with the administrative, scientific, and functional farm buildings. The Picturesque qualities of the Farm are a significant aspect of the 19th-century philosophy of agriculture.

This philosophy also recommended the use of chemistry and genetics to make farm life more productive and appealing. Its proponents sought to develop better farming methods by applying a new scientific methodology to farming. Since its establishment, the Central Experimental Farm has contributed substantially to the development of Canadian agriculture through scientific research, experimentation, and practical verification. The Farm has addressed issues such as human and animal health, the importation of plants and livestock, the identification and control of imported insect pests, and soil fertility. It also contributed to the expansion of agriculture in western Canada through the development of hardy strains of wheat, and in eastern Canada through research on forages and grasses. The Farm soon became the headquarters of a national system of experimental farms, as its central location and administration served to address a range of national agricultural issues.

Source: Historic Sites and Monuments Board of Canada, Minutes, June 1997.

Character-Defining Elements

Key elements contributing to the heritage value of this site include: its location in the urban centre of Ottawa, encompassing a variety of soil types, cleared fields, and various buildings; its pastoral appearance, as well as the orderliness and neatness critical to the Farm's scientific pursuits; its plan, made up of three clearly defined zones: the central core of the functional farm, science and administration buildings; the

experimental fields and plots with their bordering shelterbelts; and the arboretum, ornamental gardens and experimental hedges; the buildings, which illustrate the Picturesque character with their compatible scale, varied volumes and silhouettes.

Key elements contributing to the heritage value of the central core include: the intimate scale of the interior of the zone, and the campus-like atmosphere; the compatible scale and design of both Prince of Wales Drive and the Driveway, which have evolved from the main north-south and east-west roads in the original 1880s plan and link the Farm to the city; the placement and design of the core administration buildings with their wood-clad exteriors, and their relationships to each other and to their landscape setting, which reveal their original functions and the orderly development of the original 1880s Picturesque plan; the associations of the buildings with key figures in the development of Canadian agriculture, such as William Saunders, Charles Saunders, and Sir John Carling; the buildings' small, single-storey board and batten style, conveying their continued role as part of a complex of support buildings; the model farm, intended to demonstrate the most efficient and orderly layout of farm buildings.

Key elements contributing to the heritage value of the experimental fields, plots, and shelterbelts include:

- the orderly organization of the fields based on a grid system reinforced by a regular system of roadways and access lanes, and distinctive internal fencing of red “pencil posts” with white tops.
- the open cultivated fields, with their variable sizes, colours, textures, and seasonal variations.
- the relationship between the open fields and the heavily screened Driveway with its parkway characteristics of curbs and streetlights, which emphasize the integration of a farm within a city.
- the shelterbelts made up of hardy trees which protect the fields.
- the core brick-clad science and administration buildings.
- the viewsapes including the view from the corner of Baseline and Fisher, the view southwest from Carling Avenue across the fields, the framed view looking east from Fisher along Cow Lane; and the view from any point along the periphery into the open fields.

Key elements contributing to the heritage value of the arboretum and ornamental gardens include: the Picturesque nature of the site, evidenced in the skillful use of topography and water, and the incorporation of the shoreline of the Rideau Canal, Dow's Lake, and the lagoons into the visual composition; the circulation pattern in the arboretum, laid out in a typically Picturesque design of curving promenades and constantly changing views; the glass and metal frames of the greenhouses; the arboretum itself, including a wide variety of specimen trees and shrubs, planted to test and demonstrate suitable tree species for various hardiness zones of Canada.

4.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

4.1 Design Intent

The site is currently occupied by an eight-story office tower containing retail space at the ground level. The tower-built c.1970 is surrounded by at-grade parking. The redevelopment of this site will require the demolition of the existing office tower, and its adjacent surface parking lot.

Summary of proposed development

The proposed development includes the construction of two residential towers containing a total of 410 dwelling units and 33,401 square metres of gross floor area (GFA). The existing building and parking structure is to be demolished. The proposed development also includes the dedication of a 429.3 square metre parkette (10 per cent of total site area) in the northern portion of the site, directly north of the East Tower and abutting Parkdale Avenue.

The “West Tower” is located on the western portion of the site and abuts Hamilton Avenue South. It contains a total of 12,414 square metres of GFA and 146 units, including 14 studio, 69 one-bedroom units, 18 one-bedroom plus den units, 39 two-bedroom units, and six two-bedroom plus den units. The proposed tower is 16 storeys, with a four-storey podium and stepbacks at the fifth and thirteenth storeys where the building abuts the low-rise residential to the north.

The “East Tower” is located on the eastern portion of the site and abuts Parkdale Avenue. It contains a total of 20,987 square metres of GFA and 264 units, including 44 studio, 113 one-bedroom units, five one-bedroom plus den units, 76 two-bedroom units, and 26 two-bedroom plus den units. The proposed tower is 27 storeys, with a four-storey podium and stepbacks at fifth and tenth storeys, where the building abuts the low-rise residential to the north. The East Tower also has a notch in the in the tower portion of the building (storeys 10-27) to maintain a minimum 20-metre setback from the abutting property at 425 Hamilton Avenue South, which is occupied by a two-storey dwelling.

The proposed parkland dedication is located at the rear of the East Tower which further contributes to the transition from the adjacent low-rise neighbourhood. Resultant setbacks from the south side of the public lane to the north are 16.8 metres from the building and 27 metres from the high-rise portions of the building.

A total of 322 vehicular parking spaces are proposed as part of the development – 282 residential spaces and 40 visitor spaces – all of which are located in a below-grade parking garage that is accessed from Hamilton Avenue South via Carling Avenue. The parking garage access is located along Hamilton Avenue South, between Carling Avenue and the existing traffic barrier. A total of 382 bicycle parking spaces are also proposed as part of the development, including 68 spaces at grade and 314 spaces below-grade. An additional vehicular access is also provided north of the existing traffic barrier on Hamilton Avenue South, which provides access to a waste collection and move-in lane.



Figure 14: Perspective view of the planned development looking north on Carling. Source: Hobin Architecture .2023

Built Form and Urban Fabric

The building massing for the two towers is comprised of three designated components: the porous ground level, the opaquer part of the podium, and the towers, elongated by vertical bands of masonry and glazed slender towers present the third component. The narrowness of the floorplates emphasizes the vertical components. Both towers are terraced towards the north to reduce the impact between the residential neighbourhood and the site. This stepped form also allows for rooftop amenity or private terrace space. The buildings themselves, acting as sisters, as opposed to identical twins, follow the same design principles, while individually addressing the needs of their location on the site, orientation, and internal spaces.

PROPOSED DEVELOPMENT



DEVELOPMENT STATISTICS

TOTAL GROSS: 359,533 SQ.FT. (33,402 SQ.M.)
 TOTAL NET: 280,084 SQ.FT. (26,021 SQ.M.)
 TOTAL NO. OF UNITS: 410

WEST TOWER (16 STOREYS):

GFA: 133,630 SQ.FT. (12,414 SQ.M.)
 NET: 101,957 SQ.FT. (9472 SQ.M.)

UNIT STATISTICS:

	STUDIO	1 BED	1 BED+	2 BED	2 BED+	TOTAL
NO.	14	89	18	39	6	146
RATIO	10%	47%	12%	27%	4%	

EAST TOWER (27 STOREYS):

GFA: 225,603 SQ.FT. (20,987 SQ.M.)
 NET: 178,127 SQ.FT. (16,549 SQ.M.)

UNIT STATISTICS:

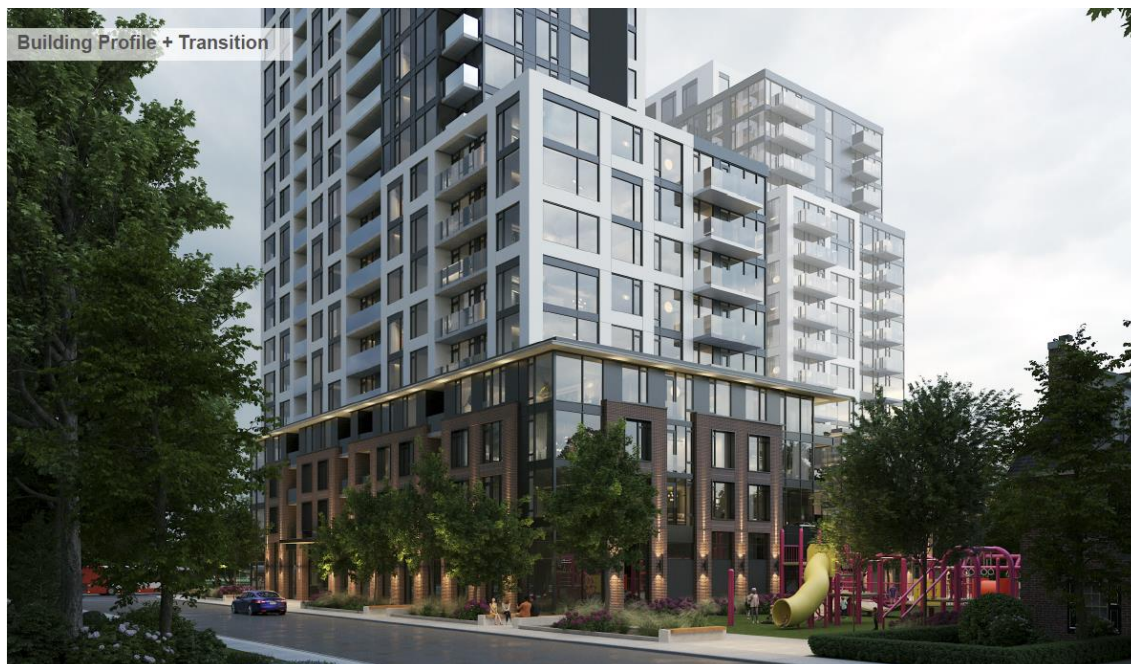
	STUDIO	1 BED	1 BED+	2 BED	2 BED+	TOTAL
NO.	44	113	5	78	28	268
RATIO	17%	43%	2%	29%	10%	

- LEGEND:
- PROPOSED CONCRETE PAVING
 - PROPOSED UNIT PAVING - TYPE 1
 - PROPOSED UNIT PAVING - TYPE 2
 - CONCRETE SEATING WALL
 - SHRUB PLANTING
 - TOPSOIL & SOD
 - WOOD BENCH
 - PROPOSED LIGHT POLE
 - PROPOSED TREE
 - EXISTING TREE TO BE RETAINED

Figure 15: Site plan of the proposed development including development stats (below). Source Hobin Architecture 2023



Figure 16: Rendered site/landscape plan of the proposed development illustrating the relationship of the listed property at 426-428 Hamilton to the development across the street from the proposed pedestrian entrance to the internal plaza. Source: Hobin Architecture/CSW 2022.



View from the north with the park and play structure in the foreground. Source Hobin Architecture 2023

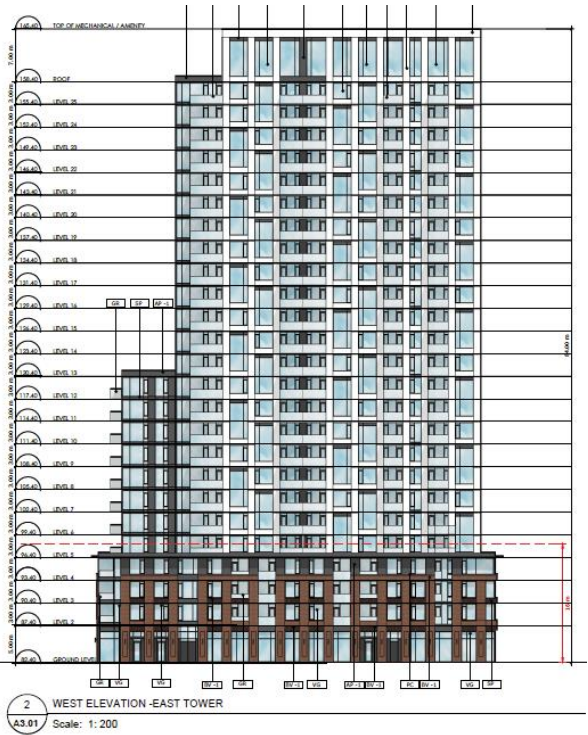
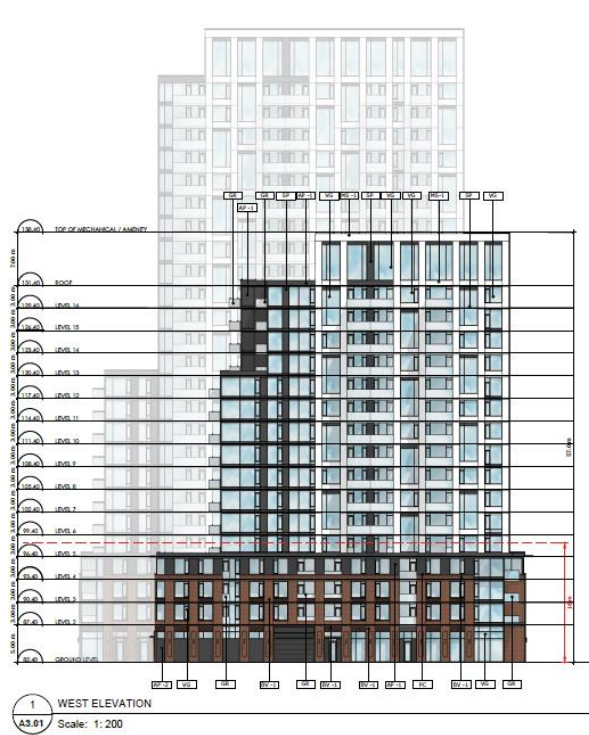
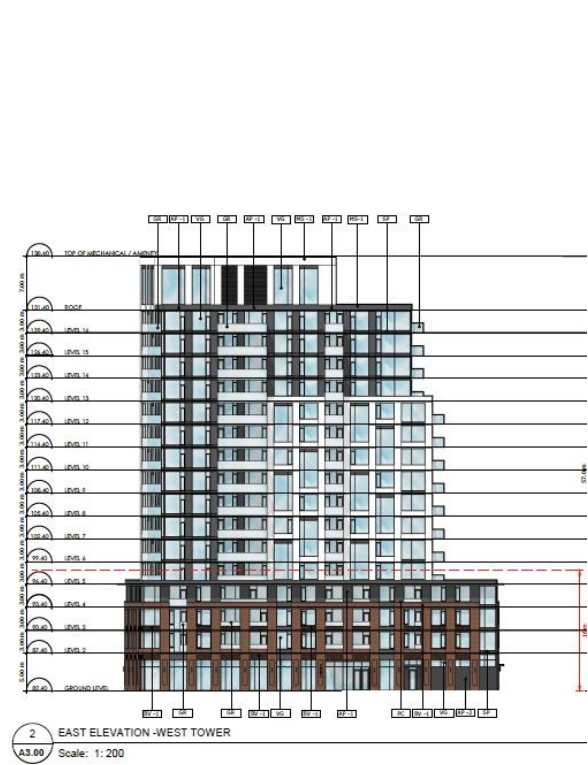




Figure 17: East, West and North, South Elevations. Hobin Architecture. .



Figure 18: Rendered perspective view illustrating the materiality and landscape treatment. Source: Hobin Architecture r. 2023



Figure 19: Rendered perspective view of the Parkdale Avenue façade illustrating the material palette and landscape treatment. The listed heritage property at 748 Parkdale Avenue is located three lots to the north of the development site. Source: Hobin Architecture 2022.



Figure 20: rendered view of the courtyard space between the two towers separated by 21meters illustrating the scale and landscape. Source: Hobin Architecture 2023.

4.2 Contextual Images



Figure 21: Rendered perspective view looking north across the fields and plots of the CEF to the development site (centre). Source: Hobin Architecture UDRP Brief Sept 2022.



Figure 22: A view illustrating the skyline impact looking west along Carling Avenue. Source: Hobin Architecture October 2022.



Figure 23; skyline impact looking east along Carling Avenue. Source: Hobin Architecture October 2022.



Figure 24: Skyline Impact of views looking south from Parkdale Avenue and Ruskin street. Source: Hobin Architecture October 2022.

5.0 IMPACT OF THE PROPOSED DEVELOPMENT

This section specifically addresses the potential impacts of the development proposal on the cultural heritage values of the Central Experimental Farm National Historic Site. Sun Shadow Studies have been reviewed in terms of the impact to the heritage attributes as itemized in section 3.0. The CEF Statement of Significance and the Commemorative Integrity Statement are used to assess impacts. Sections 4.6.1.9, and 4.6.1.11 of the Official Plan are also applicable to assessment of the development. The heritage attributes and character-defining features of the Central Experimental Farm NHS are itemized in Section 3.0. This section also addresses potential impacts on the three properties to the north and west of the development site that are listed on the City of Ottawa's Heritage Register; 426-428 Hamilton Avenue across the street from the north-west corner of the development site; and 748 Parkdale and 4-6 Inglewood Place to the north of the development site and located within the block.

5.1 Sun Shadow Study

The CHIS has reviewed the additional information addressing the Impact of Shadows on the agricultural fields along Carling Avenue. This information included:

- The original and revised shadow analysis prepared by Hobin's office, 2022. 10. 5 and 2023.05.15, Sun Shadow Analysis D02-02-21,
- The Agri-Food Analysis, AAFC letter to City of Ottawa - 1081 Carling Ave Development April 13, 2023.
- The analysis undertaken by Councillor Leiper, Meeting with Councillor Leiper Civic Ward June 23, 2023, and
- Letter to the Editor August 114, 2023, Throwing Shade on the Argument, John Batchelor, Manotick.

1. The Official Plan designates the Central Experimental farm as 'Greenspace, with a sub-designation of 'Open Space', which is consistent with the shadowing terms of reference of impacts on a public space and therefore the City interprets this land a "Open Space" as it relates to the City's Shadow Terms of Reference.

Agriculture and Agri-Food Canada (AAFC) although not disagreeing with the shadow analysis noted concerns related to the shadowing impact to the AAFC's Central Experimental Farm (CEF) property created by the height of the towers. However, the shadow analysis provided in support of the proposed development shows that the new net shadow on the CEF does not exceed the criterion identified in the City's Terms of Reference for Shadow Analysis for public spaces, which identifies that the new net shadow must not result in an average of 50 per cent of any public space being cast in shadow for 5 or more hourly interval times during the September test date only.

2. During design the heights and orientation of the buildings were modified in order to reduce the impact on the heritage qualities of the Farm with respect to shadows. The new net shadow on the CEF for the September test date (September 21) does not cast on 50 per cent of the property, and impacts are generally limited to between 4:00 PM and 6:00 PM (2 hours). Net shadows being cast were in the two-to-three-hour range, but the small tower floorplates result in the shadows traversing local areas quickly.

3. The shade cast onto the research lands is not a new development impact. Historically a shelter belt approximately 30' deep delineated the north edge of the farm along Carling Avenue (See Figure 13). It consisted of a mix of coniferous and deciduous large trees, fencing and shrubs. W. L. Motherwell, Saskatchewan's first minister of agriculture and federal minister of agriculture for the Mackenzie King government, aggressively promoted the concept as a means to control snow deposition, reduce wind and discourage pedestrian passage through the farm fields. The concept of a created "shelter belts" is a feature of the farm and identified as a character defining attribute in the reasons for designation. The shelter belt was removed during modifications to Carling Ave and never replaced. In other parts of the Farm shelter belts continue to cast shadows in a similar form to the September test dates defined by the City's ToR.

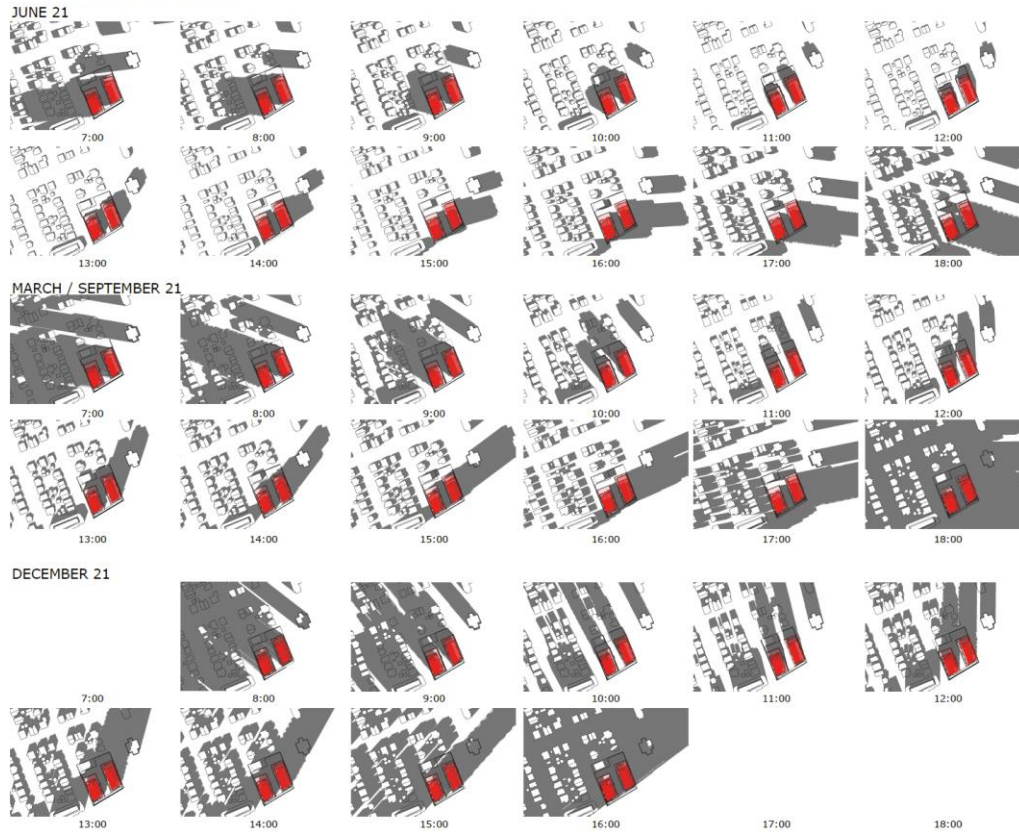


Figure 25: The initial Sun Shadow Study for the proposed development indicates the shadow pattern within the neighbourhood north of Carling Avenue with only part of the extended shadowing on agricultural lands during the active growing season June and September Source: Hobin Architecture October 2022.

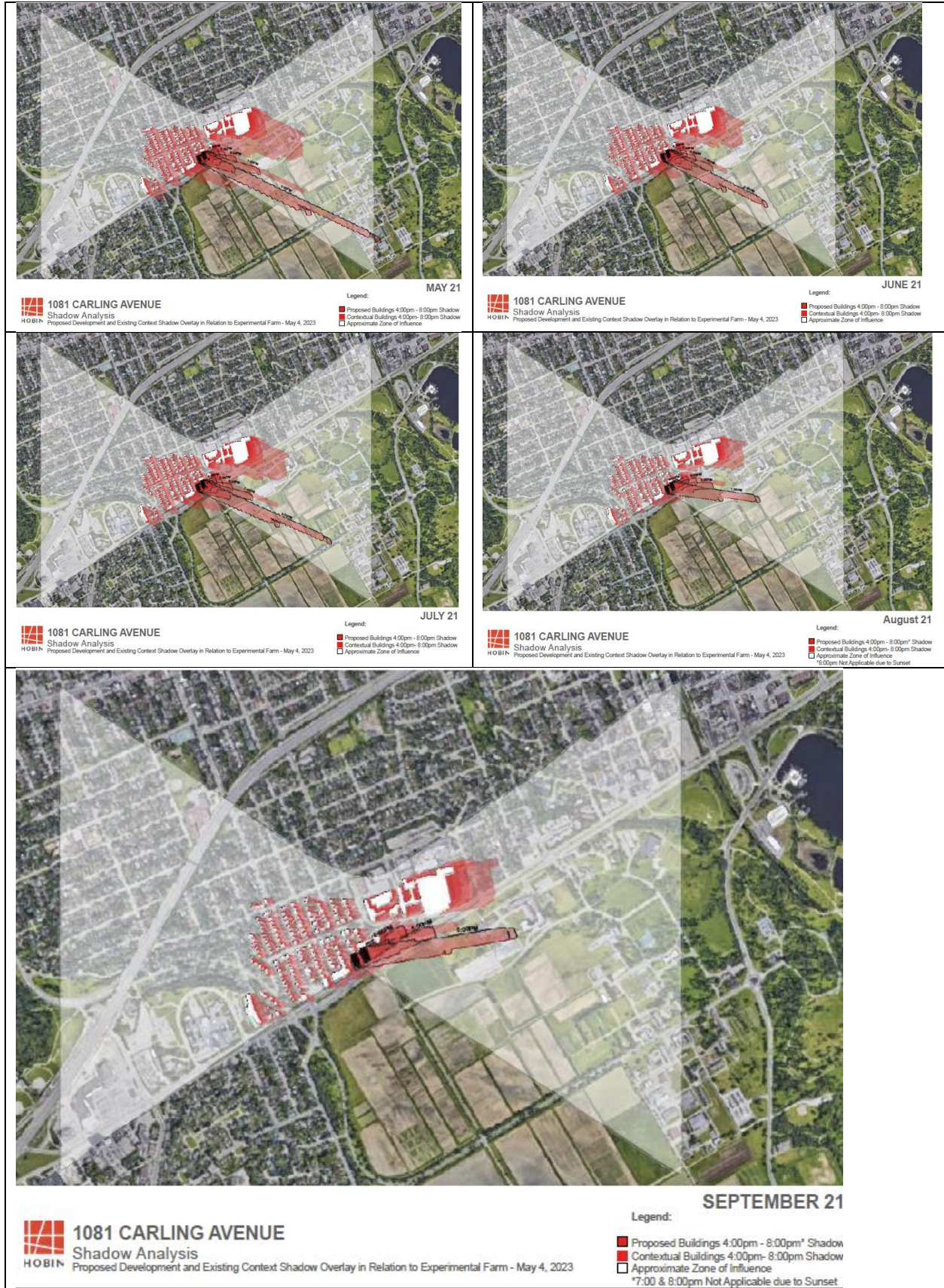


Figure 26: The revised shadow study focuses on May 21st, June 21st, July 21st, August 21st, and September 21st, from 4:00pm through 8:00pm analyzing converge during these times of day on the experimental fields. Source: Hobin Architecture 2023.

5.2 Impact of the Development Proposal CEF NHS

The CEF cultural landscape is organized into three distinct areas: a central core of administrative, scientific, and functional farm buildings and spaces; the arboretum, ornamental gardens, and experimental hedges; and the experimental fields, plots, and shelterbelts. Potential impacts on the cultural heritage attributes of the CEF identified within the SOS and CIS are limited to the experimental fields, plots, and shelterbelts. The administrative core and arboretum are located approximately 700m to the east of the development site and the proposed development will have no impacts on these areas. The pre-consultation with the City identified the height of the proposed development and potential shadowing of the fields be assessed. The development site is located to the north of the CEF boundary on the north side of Carling Avenue a distance of approximately 35m.

CEF Heritage Attributes SOS	Potential Impacts
the orderly organization of the fields based on a grid system reinforced by a regular system of roadways and access lanes, and distinctive internal fencing of red “pencil posts” with white tops;	No impacts
the open cultivated fields, with their variable sizes, colours, textures, and seasonal variations;	No impacts
the relationship between the open fields and the heavily screened Driveway with its parkway characteristics of curbs and streetlights, which emphasize the integration of a farm within a city;	No impacts
the shelterbelts, made up of hardy trees which protect the fields;	No impacts. The treed shelterbelt extending along the south side of Carling Avenue was removed in 1956 when the street was widened to its existing configuration. Remnants of the shelterbelt are evident in the few remaining trees that survive on the south side of Carling.
the viewsapes including the view from the corner of Baseline and Fisher, the view southwest from Carling Avenue across the fields, the framed view looking east from Fisher along Cow Lane; and the view from any point along the periphery into the open fields.	No impacts. All viewsapes identified as significant are from the perimeter looking into the CEF. As recognized in the CIS and SOS, development within the urban areas outside the CEF property is not considered an intervention to the integrity of the Farm as a historic place. Views outward from the CEF are not identified as character

	defining attributes but they are important because they create a sense of place and an understanding of the unique environment of a farm within a city.
CEF Heritage Attributes CIS	Potential Impacts
the present boundaries and spatial balance of the Farm, which enhance understanding of the historic and on-going agricultural research function, are safeguarded, and maintained;	The proposed development of 16 and 27 storey towers on the north side of Carling Avenue will have no appreciable shadow impacts on the fields to the south. No impacts
the surviving 19th century landscape plan, including the core administration, scientific and farm buildings, plus the arboretum, lawns, ornamental gardens and display beds, experimental fields, plots and shelterbelts, and circulation patterns set in a Picturesque composition, is safeguarded, and maintained in accordance with recognized heritage conservation principles;	No impacts
a sufficiently large area to carry out and support the scientific research function is maintained;	No Impacts based on the City's ToR
the character of a "farm" as defined by fields, utilitarian buildings and circulation patterns is recognized; and	No impacts
the "farm within a city" remains sufficiently large to provide a contrast to the scale of urban development	No impacts

Impacts Summary

Positive Impacts of the proposed development include:

The addition of tall buildings adjacent to the CEF will reinforce the difference between the form of the buildings in the central core of the CEF cultural landscape and the form of buildings on the evolving perimeter next to the site;



Figure 27: The developments material palette features a red brick podium with established datum lines that reference nearby buildings. Source: Hobin Architecture 2022.

- The building's design that uses materials and forms that are compatible with the adjacent built environment is a sympathetic urban backdrop for the experimental fields and plots;
- The distinctive built form of two towers at Parkdale and Carling Avenues enhances the appreciation of the scale of the CEF when viewed from Baseline and Fischer Avenues as well as providing a landmark for wayfinding with the experimental fields and plots.

Adverse impacts of the proposed development include:

- Increased use of the paths and trails within the experimental fields.
- Dust and construction debris being blown into the agricultural fields to the south.
- Increased street traffic and during the period of construction noise and activity in the immediate neighbourhood.
- Development effecting the farm which is both a scientific and heritage institution.

5.2 Impact of the Development Proposal Official Plan Section 4.6.1

Sections 4.6.1.9, and 4.6.1.11 of the Official Plan are applicable to the assessment of the development. Section 4.6.1.11 addresses potential impacts on the three properties to the north and west of the development site that are listed on the City of Ottawa's Heritage Register; 426-428 Hamilton Avenue across the street from the north-west corner of the development site; and 748 Parkdale and 4-6 Inglewood Place to the north of the development site and located within the block.

Impact Table Official Plan Sections 4.6.1.9 and 4.6.1.11

4.6.1.9 When reviewing applications for zoning amendments, site plan control approval, demolition control, minor variance, or the provision of utilities affecting lands/properties adjacent to or across the street from a designated heritage resource, adjacent to or across the street from the boundary of

<p>a heritage conservation district, or within heritage conservation district, the City will ensure that the proposal is compatible by: [Amendment 14, September 8, 2004] [Amendment #76, OMB File #PL100206, August 18, 2011]</p>	
<p>a. Respecting the massing, profile, and character adjacent to or across the street from heritage buildings; [Amendment #76, August 04, 2010]</p>	<p>Response: The two-storey brick clad double house at 426-428 Hamilton Avenue is located across the street from the north-west corner of the development site, one of three low rise residential properties constructed in the 1940s. The residential landscape character including turf with shrubs and planting beds is appropriate for the low-rise residential neighbourhood. The use of brick in the podium of the development extending along Hamilton Avenue with a regular fenestration pattern acknowledges the massing/height of the detached brick clad two-storey residences to the extent that is possible with the built form typology of the proposed development; towers set on podiums set at the property line. The access to the below grade parking levels and bike storage areas are located across the street from two of the properties, and the internal pathway to the proposed plaza is located across the street from the property at 426-428 Hamilton that is listed on the Heritage Register.</p>
<p>b. Approximating the width of nearby heritage buildings when constructing new buildings facing the street;</p>	<p>Response: The detached low rise building typology and form of the properties on the west side of Hamilton Avenue are distinct from the tower and podium typology and form. The width of the proposed entrance path to the internal plaza approximates the width of the lot at 426-428 Hamilton Avenue allowing for unobstructed views of the heritage property.</p>
<p>c. Approximating the established setback pattern on the street;</p>	<p>Response: The established setback pattern on the west side of Hamilton Avenue is maintained. The podium is set closer to the street than the residential properties on the west side of Hamilton Avenue drawing a distinction between the two built form typologies and their respective periods of development.</p>
<p>d. Being physically oriented to the street in a similar fashion to existing heritage buildings;</p>	<p>Response: The access to the below grade parking levels, and access to the bike storage areas are located at street level on the west side of the development accessed from Hamilton Avenue. The paved pathway from Hamilton Street to the proposed internal plaza is located across the street from a lot of the property listed on the heritage register</p>

<p>e. Minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;</p>	<p>Response: The four-storey podium height and the staggering of the two slender towers aims to minimize shadowing of the low-rise residential areas to the north and west of the development site. See shadow study.</p>
<p>f. Having minimal impact on the heritage qualities of the street as a public place in heritage areas;</p>	<p>Response: The proposed development will have a minimal impact on the heritage qualities of the west side of Hamilton Avenue. The two-storey built form with a regular set back from the street with turf and shrubs and planting beds is distinct to the properties developed in the 1940s.</p>
<p>g. Minimizing the loss of landscaped open space;</p>	<p>Response: The existing landscaped open space within the site is minimal with large expanses of asphalt parking surrounding the one building on the site. The proposal includes a large area of open space at the north-east corner of the site buffering the properties to the north along Parkdale Avenue.</p>
<p>h. Ensuring that parking facilities (surface lots, residential garages, stand-alone parking, and parking components as part of larger developments) are compatibly integrated into heritage areas;</p>	<p>n/a</p>
<p>i. Requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes, and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource.</p>	<p>n/a</p>
<p>4.6.1.11 Where development is proposed adjacent to or across the street from a building on the Heritage Reference List (but not designated under the Ontario Heritage Act) the applicant shall demonstrate the proposal’s compatibility with that heritage resource and its streetscape. [Amendment #76, August 04, 2010] [Amendment #96, February 22, 2012]</p>	
<p>Positive Impacts of the proposed development on the properties on the Heritage Register include;</p>	<ul style="list-style-type: none"> • The property at 426-428 Hamilton Avenue will have increased visibility set opposite the Hamilton entrance pathway to the internal plaza. It presently overlooks a parking lot. • No impacts on the two properties to the north of the development site that are listed on the Heritage Register - 748 Parkdale and 4-6 Inglewood Place other than increased awareness with the increase in density.

	<ul style="list-style-type: none"> The street barrier precluding through traffic on Hamilton Avenue is being maintained reducing traffic on the residential streets to the north.
<p>Adverse Impacts of the proposed development on the properties on the Heritage Register include;</p>	<ul style="list-style-type: none"> Increased shadowing during the fall and winter months.
<p>Describe the actions that may reasonably be required to prevent, minimize, or mitigate the adverse impacts in accordance with the policies below.</p>	<p>Response: The stepped built form of the podium and tower adjacent to the low-rise built form to the north, as well as the proposed entrance path from Hamilton Avenue to the shared internal plaza and the proposed green space mitigates the difference in scale. The three-storey brick cladding extending along the podium helps to integrate the towers into the streetscapes extending along Hamilton and Parkdale Avenues.</p>
<p>Demonstrate that the proposal will not adversely impact the defined cultural heritage value of the property, Heritage Conservation District, and/or its streetscape/neighbourhood.</p>	<p>Response: The development site is located to the north of the experimental fields, plots, and shelterbelt.</p>

5.3 Alternatives and Mitigation Measures

Alternatives include:

- A more residential landscape character extending along Hamilton Avenue would be desirable. Dropping the brick cladding on the podium to a two-storey level across the street from the three low-rise detached residences could be considered to reflect the two-storey brick clad massing of the residences.
- Reduction of the podium height from 6 floors to 4 floors. .

The rendering below illustrates the reduction of podium height from six storeys to four storeys for both towers to improve the transition to neighbouring buildings along Carling.



Figure 27: Diagram illustrating the reduced podium height from 6 to 4 storeys.

- Building height, upper floor setbacks and the placement of the towers on the site.

DESIGN EVOLUTION SITE PLAN

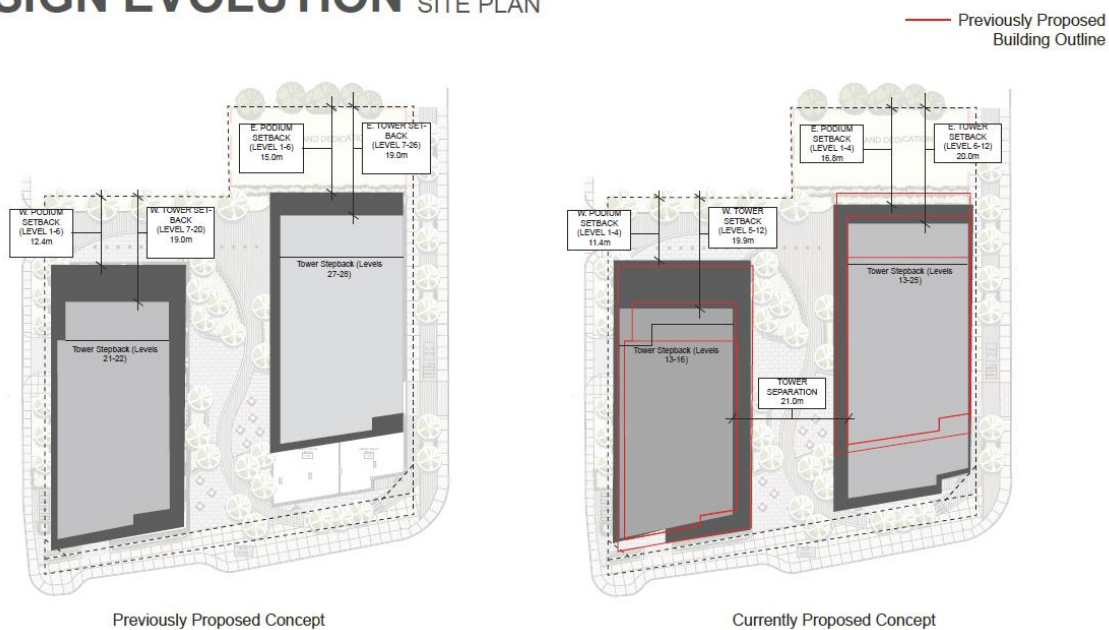


Figure 28: The current development concept's west building provides an 11.4m podium setback, and a 19.9m tower setback from levels 5 through 12. The tower has an additional jogged stepback ranging from 2.7m to 6.2m at levels 13 through 16. The East building provides a 16.8m podium setback and 20.0m tower setback from levels 5 through 12. The tower has an additional 7.0m stepback from levels 13 through 25. Further, the mechanical penthouses of each building have been relocated to align with the southern façade, providing greater relief from the abutting neighbourhood to the North. Hobin/Fotenn 2022.

Revisions and Alterations in Response to Community and UDRP Comments

	PREVIOUS ITERATIONS	REVISED DESIGN
Building Height	22 and 28 storeys	16 and 27 storeys (14% decrease in height)
Podium Height	6 Storey Podium	4 Storey Podium
Setbacks and Stepbacks	Concern that the 20m setback is not provided from high-rise towers	Setbacks and Stepbacks Adjusted: - 20m rear yard setback for West Tower - 27m rear yard setback for East Tower - A notch in the East Tower was provided to create a 20m setback from 425 Hamilton Avenue
Tower Siting	Landscaped open space at Carling and Parkdale proposed to be removed to reduce front yard setback, increase rear yard setback	- Both towers have been shifted closer to Carling Avenue while still maintaining ROW along Carling Avenue - Open space at the corner of Carling Avenue and Parkdale Avenue removed, East building moved closer to Carling Avenue
Tower Separation	20m Tower Separation	21m Tower Separation, Complies

Figure 29: Since the original submission, the tower heights have been reduced to 16 and 27 storeys, the podium heights have been reduced from six to four storeys, the East Tower massing has been shifted closer to Carling Avenue, tower separation has been increased to 21 metres, and additional stepbacks added to both towers. Hobin Architecture August 2023.

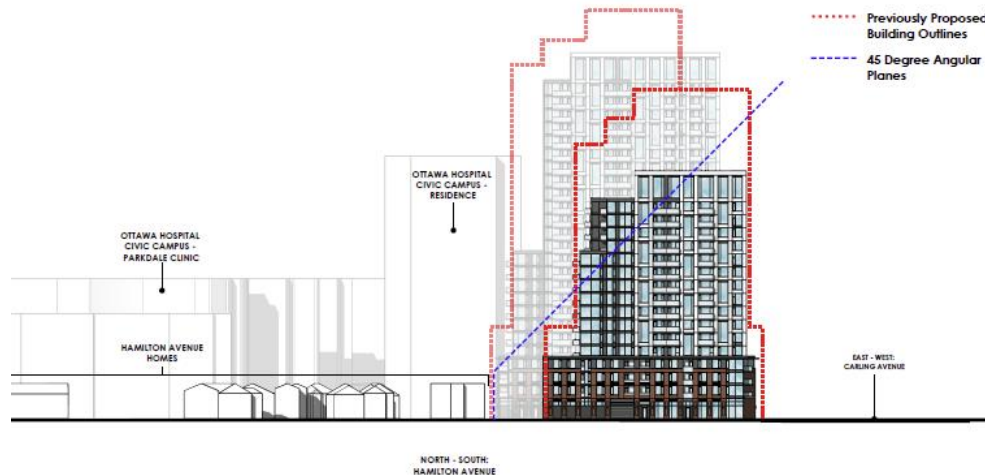


Figure 30: Rendering addressing the 45% angular plane and alternatives considered in determining the placement of buildings and their setback to reduce impact on the neighbouring residential area. The revised massing fits better within the 45-degree angular plane. The revised west building fits entirely within the angular plane. A similar series of drawings were prepared in determining the least intrusive massing arrangement with both one and two tower concepts. Hobin Architecture 2022.

5.4 Conclusions

The intensification of areas in the vicinity of the Civic Hospital and the planned redevelopment of this section of Carling Avenue is in keeping with the City's objectives. The proposed development will have no significant impacts on the identified cultural heritage values associated with the Central Experimental Farm NHS. Non of the listed character defining features related to the agricultural fields listed in the reasons for designation will be impacted by the development. It should be noted that all viewsapes identified as significant are from the perimeter looking into the CEF.

It is the author's view that based on the analysis carried out, the impact of shadowing is within the City's criteria. It is not within the scope CHIS or the author's experience to comment on AAFC's in depth analysis and the role of the Farm as a scientific institution. At one time the shelter belts were considered an important buffer zone protecting the farmland.

The residential neighbourhood characterized by the four listed buildings will experience minimal increased shadowing during the fall/winter period and increased traffic. The retention of the street barrier precluding through traffic on Hamilton Avenue is being maintained reducing traffic on the residential streets to the north. The building's well thought out design incorporating materials and forms that are compatible with the adjacent built environment is a sympathetic neighbourhood replacing a parking lot with a well landscape streetscape.

Throughout the design process a concerted effort has been made to find ways to integrate the new development into the neighbourhood. This included the lowering of the two towers, reducing the massing, and stepping the building down to reduce the impact on adjacent residential units. The use of red brick for only 3 floors helps reference the residences across from the development



Figure 31: diagrammatic representation of height reduction and area removed from the East and West towers as well as the reduced massing illustrates efforts to minimize shadowing. The white areas of both towers illustrates the portion of each building that has been eliminated.

The distinctive built form of two towers at Parkdale and Carling Avenues enhances the appreciation of the scale of the CEF when viewed from Carling Avenue. The two slender towers with their varying heights creates a handsome landmark grouping as viewed from various parts of the experimental fields and plots of the agricultural lands to the south as well as both directions along Carling.



Figure 32: A view looking north from across the Experimental Farm. Hobin Architecture 2022.