

A CULTURAL HERITAGE IMPACT STATEMENT

359 KENT STREET AND 444 AND 436
MACLAREN STREET, OTTAWA



Draft 1 September 2021

Prepared By: Commonwealth Historic Resource Management
Prepared for: Taggart Realty Management

Cover: View looking north along Kent Street. Source Hobin Architecture 2021

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1.0 THE PURPOSE

1.1 Introduction

The purpose of the Cultural Heritage Impact Statement (CHIS) is to identify the cultural heritage resources and values that may be impacted by the construction of a thirty-five (35) storey mixed-use development at 359 Kent Street. The existing six-storey office building will be demolished and the two heritage properties fronting onto MacLaren will be integrated as part of the podium of the proposed development. The development is in the Centretown Heritage Conservation District (HCD), which has been designated by the City of Ottawa under Part V of the Ontario Heritage Act (OHA) (By-law 269-97).

The CHIS evaluates the impacts on the designated place in a manner that is consistent with the City of Ottawa Official Plan Section 4.6.1 Heritage Resources Policies 2, and 9, Centretown Community Design Plan Section 6.5, and the Centretown HCD study. This CHIS follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements. The following documents were used in the preparation of this report:

- Parts IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa;
- The Centretown Heritage Conservation District Study, 1996-1997.
- Centretown Community Design Plan (CCDP), Urban Strategies Inc., Delcan, ERA Architects, City of Ottawa, May 2013;
- Centretown Heritage Inventory, Final Report, May 1, 2020. ERA Architects;
- City of Ottawa Official Plan Centretown, Section 3.9 Landmark Building Policy;
- Centretown Secondary Plan, City of Ottawa;
- Heritage Survey and Evaluation Forms 1996 – 430, 436, and 444 MacLaren St., 437 Gilmour, and 359 Kent St.;
- Schematic Design Drawings and Renderings, Hobin Architecture, September 2021; and
- Landscape Site Plan, Lashley & Associates Landscape Architects. September 2021.

Owner and Contact Information

Address: 359 Kent Street, c/o

Taggart Realty Management, Ottawa, Ontario

Contact: Mr. Kyle Kazda, Development Coordinator,

225 Metcalfe Street, Suite 708, Ottawa,

Ontario, K2P 1P9.

kyle.kazda@taggart.ca

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

The site 359 Kent is in the Centretown neighbourhood on the north-east corner of the intersection of Kent and Gilmour Streets on the western limits of the Centretown Heritage Conservation District (CHCD). The development involves the demolition of the six-storey modernist office building on the site and the integration of two adjacent heritage properties at 436 and 444 MacLaren Street. The site 359 Kent is contiguous with a number of contributing heritage properties fronting onto MacLaren and Gilmour Streets that are designated under Part V of the Ontario Heritage Act (OHA).

A six-storey office building (Legion House) is at the western edge fronting onto Kent Street, the balance of the lot is a paved parking lot. Landscape features include a row of mature trees along the north property line providing some visual separation to the rear yards of adjacent properties on MacLaren Street. The properties at 436 and 444 MacLaren are detached two-storey brick buildings with landscaped front yards and paved access and parking areas in the rear and side yard of 444 MacLaren. The property is bounded by low rise detached heritage buildings fronting onto MacLaren and Gilmour Streets. The development site 359 Kent has 32m frontage onto Kent and 72m along Gilmour for an approximate area of 2,304m².

The proposed development consists of a thirty-five-storey residential tower set on a stepped three and nine-storey midrise. The development includes 405 residential units in the tower and 243 parking spaces in four below grade parking levels accessed from Gilmour Street. The main access to the proposed development is at the corner of Kent and Gilmour with a secondary access in a link that extends between the two properties fronting onto MacLaren. The development is seeking a landmark building status as defined in Section 3.9 of the Centretown Secondary Plan.

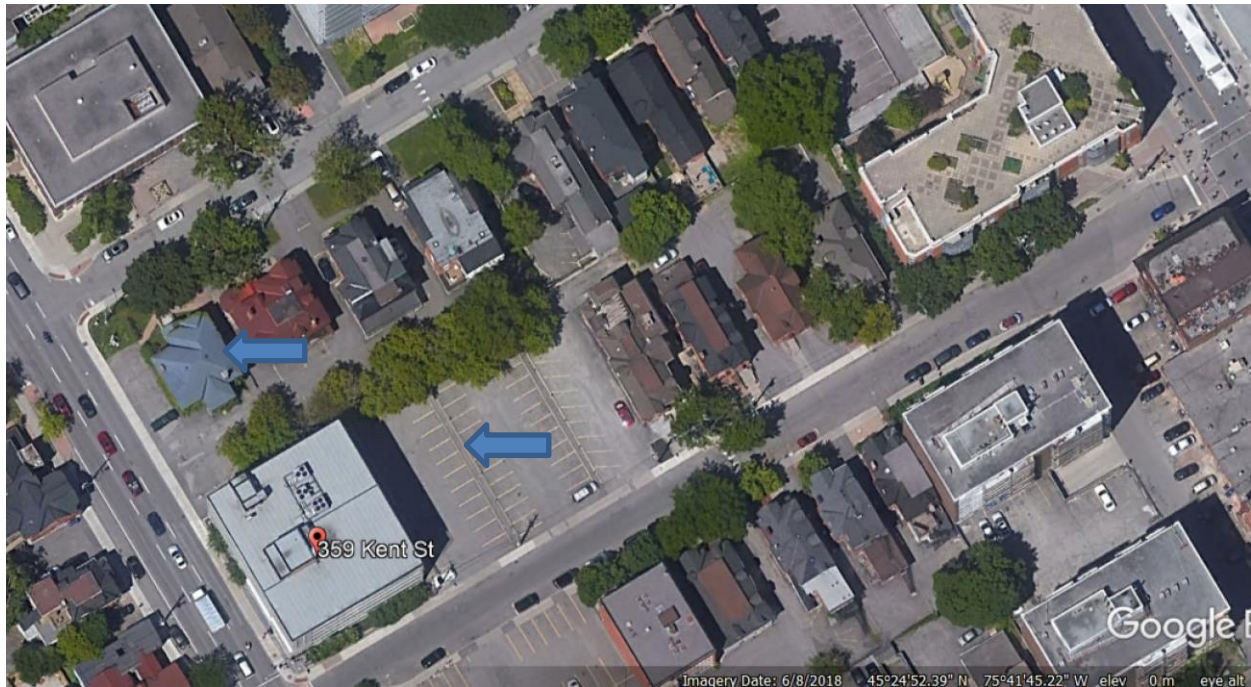


Figure 1: Aerial view illustrating the built and landscape context within the block bound by Bank, Gilmour, Kent, and MacLaren Streets. The existing development within the site at 359 Kent includes a six-storey modernist office building constructed circa 1956 (Legion House) at the corner of Kent and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



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



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



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

1.3 Neighbourhood Character

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



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

1.4 Built Heritage Context

Most of the heritage properties within the block were developed within the 1876-1914 era. The building at 444 MacLaren was developed after 1923 and the six-storey office building at 359 Kent was

constructed circa 1956. The majority of the heritage properties are characterized by detached brick clad two to three-storey residences set uniformly to the street with landscaped front yards. The 1997 heritage conservation district study categorized the properties adjacent to the development site as Category or Group 2 buildings that contribute to the heritage district and categorized the six-storey commercial building on the site at 359 Kent as a non-contributing property.

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



Figure 6: Detail of Appendix A Map 11 Property Classifications Centretown Heritage Inventory 2020. The plan illustrates the classification of the properties within and adjacent to the development site (359 Kent Arrowed) is classified as 'non-contributing'. The properties at 359 Kent, and 444 MacLaren are classified as Character Supporting Resources (Group 3 1997). Source: Centretown Heritage Inventory, Final Report, May 1, 2020. ERA Architects

Discussion: 2020 Re-categorization of the Properties at 359 Kent, and 444 MacLaren

444 MacLaren: A character-defining feature of the HCD is the east west orientation of the residential streets. As the end house on the block 359 is the only remaining house form building fronting onto MacLaren on the east side of Kent. The building dates to circa 1923 and in its two-storey form and materials although more restrained in its detailing than the adjacent high Victorian heritage buildings, the building is good example of the more restrained/stripped down forms of the 20th century building stock in the HCD. The building is the only building on the east side of Kent that provides some visual continuity across Kent as a mid-rise building is located on the north side of MacLaren.

359 Kent Legion Building: The building in its form and use of materials is incongruous with other buildings within the block. The west or Kent Street elevation is clad in what appears to be Indiana Limestone and the Gilmour Street elevation is clad in brick. Good urban design would wrap the Gilmour Street elevation in limestone. The setback of the building to the property lines on Kent and Gilmour is not in character with 444 MacLaren and the properties on Gilmour. In 2020 the City undertook an evaluation of properties in Centretown 359 Kent was re-categorized as 'non-contributing' and as such can be considered for demolition.

1.5 Relevant Information from Council Approved Documents

Official Plan Section 4.6.1 Cultural Heritage Resources

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.6.1 of the Official Plan. Policy 2 is applicable to the proposed development as an addition is being proposed for the properties at 444 and 436 MacLaren. Policy 9 is applicable as a zoning by-law amendment (ZBA), site plan control approval (SPC), and demolition control will be required.

Policy 4.6.1.2

1. Describe the positive and adverse impacts on the heritage conservation district that may reasonably be expected to result from the proposed development;
2. Describe the actions that may reasonably be required to prevent, minimize, or mitigate the adverse impacts;
3. Demonstrate that the proposal will not adversely impact the cultural heritage value of the Heritage Conservation District;
4. When evaluating an alteration or addition to a building located in Heritage Conservation District, the impact statement will address the heritage conservation district study or the Council-approved "Heritage District Plan" of that district for design guidance. If no such plan exists, the impact statement will address the heritage study of the area for design guidance.

Policy 4.6.1.9 The City will ensure that the development proposal is compatible by:

1. Respecting the massing, profile, and character adjacent to or across the street from heritage buildings; [Amendment #76, August 04, 2010]
2. Approximating the width of nearby heritage buildings when constructing new buildings facing the street;
3. Approximating the established setback pattern on the street;
4. Being physically oriented to the street in a similar fashion to existing heritage buildings;
5. Minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
6. Having minimal impact on the heritage qualities of the street as a public place in heritage areas;
7. Minimizing the loss of landscaped open space;
8. 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;

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

Landmark Buildings shall: [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]. Fotenn has reviewed this Policy and provided a response that is included as Appendix A.

1. Only be permitted on large corner lots with frontage on three streets, except in the Southern Character Area, where frontage on two streets is required;
2. Not be permitted in Residential, Traditional or Secondary Mainstreet designations;
3. In the Residential Mixed-Use designation, only be considered on properties fronting O'Connor, Metcalfe, and Kent Streets and only if the proposed development, along with any park/public open space component, is massed to those streets;

4. Provide and deliver a significant, publicly accessible, and publicly owned open space and/or a significant public institutional use, such as a cultural or community facility, on the site. Where an institutional use is not proposed, the open space shall comprise a contiguous area that is a minimum of approximately 40% of the area of the subject site and have frontage on at least two streets;
5. Not result in a new net shadow impact on an existing public open space greater than that which would be created by the base height condition;
6. Conform to the built form policies of this Plan applicable to tall buildings (3.9.2.3 and 3.9.3.3) where the landmark includes a tall building element for residential uses incorporated into the design of a landmark building and only with respect to such uses; [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]
7. Not require the demolition of a designated heritage building and shall respect the cultural heritage value of the site and its setting through the retention of its significant heritage resources;
8. Demonstrate leadership and advances in sustainable design and energy efficiency;
9. Be subject to an architectural design competition that includes City representation on the selection jury and/or, at the City's discretion, be subject to the City's specialized design review process within the framework of the Urban Design Review Panel, process to exercise a detailed peer review of landmark buildings as per Policy 3.11.2.1; [Amendment #125, July 17, 2013] [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]
10. Be subject to the provisions of Section 37 of the Planning Act and in accordance with the Council-approved Section 37 Guidelines for determining value uplift, and as per Policy 3.9.5.4 with the public open space or institution taken into account when determining the appropriate Section 37 community benefit; [Amendment #125, July 17, 2013] [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]
11. Fully respect the requirements of the Visual Integrity and Symbolic Primacy of the Parliament Buildings and Other National Symbols guidelines related to building height restrictions; and [Amendment #125, July 17, 2013] [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]
12. Not exceed a height of 27 storeys. [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]

Centretown Heritage Conservation District Study (1997)

The development site is located within the boundaries of the Centretown HCD, which was designated under Part V of the OHA (By-law 269-97). A District Plan as defined in the Ontario Heritage Act is presently in process.

Centretown Community Design Plan (CCDP) 2013

The CCDP Section 6.5 is applicable to the review of the integration of new development within the Centretown HCD.

Centretown Heritage Inventory May 2020

An inventory of all buildings and properties within Centretown was completed in May 2020. The purpose of the inventory was to assess and identify properties of cultural heritage value both inside and outside the boundaries of the existing Heritage Conservation Districts, and review and update the categorization

of the heritage properties within the two HCDs. The inventory classification system is divided into four categories ranging from Significant Resource corresponding to Group 1 properties, Character Defining Resource corresponding to Group 2 properties, Character Supporting Properties corresponding to Group 3 properties and Non-Contributing responding to Group 4.

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Neighbourhood and Development Site History

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

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

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

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

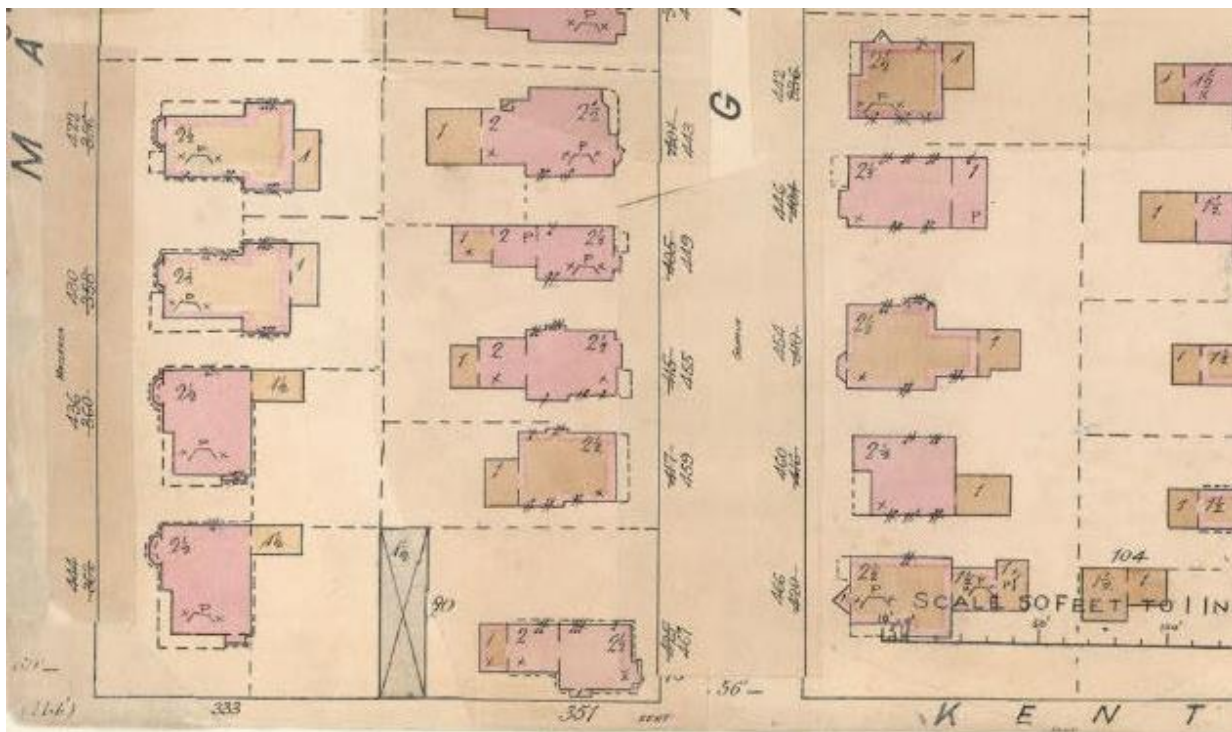


Figure 7: 1888 Fire Insurance Plan Sheet 56 Detail. The plan illustrates the development of detached residences along MacLaren and Gilmour Streets. Note the two identical residences at 444 and 436 MacLaren with wrap around porches and projecting bays fronting onto MacLaren. The 1912 fire insurance plan illustrates the same pattern of development. Source: Collections Canada



Figure 8: 1951 photograph of the intersection of MacLaren and Kent Streets prior to Kent being widened and turned into a one-way street in the 1960s. Properties on the west side of the Kent were expropriated. Source: Urbsite Blogspot Kent Street as it was and is. 2009

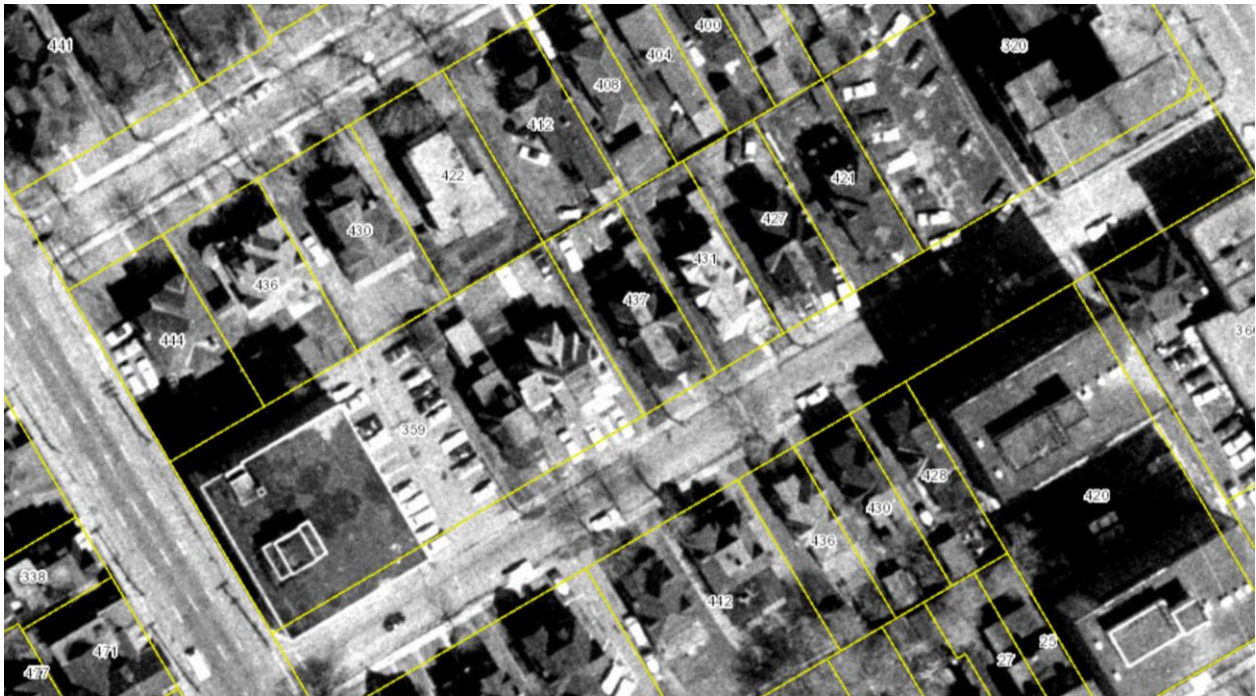


Figure 9: 1965 aerial view of the block. Source: Geoottawa



Figure 10: 2009 photo looking south along Kent Street. Note the six-storey office building to the right south of Gilmour that has been demolished. Source: Urbsite Blogspot Kent Street as it was and is. 2009

3.0 STATEMENT OF CULTURAL HERITAGE VALUE

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

3.1 DESCRIPTION OF HISTORIC PLACE

The Centretown Heritage Conservation District is a primarily residential area, with some commercial corridors, within downtown Ottawa. Centretown is a large area in the centre of Ottawa, south of Parliament Hill, to the north of the Queensway corridor and to the west of the Rideau Canal. Since its development, Centretown has served as a residential community serving the government activities of Uppertown and has been home to many of the civil servants and government ministers of Parliament Hill. The buildings in the district were mainly constructed between the 1880s and the 1930s, and the original low to medium residential scale is relatively intact throughout the area. The District was designated under Part V of the Ontario Heritage Act by the City of Ottawa in 1997 (By-law 269-97).

HERITAGE VALUE

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

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

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

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

CHARACTER-DEFINING ELEMENTS

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

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

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Description of the Proposed Development

The landmark nature of this site envisions creating a development that is an iconic feature in Centretown and the City. The intent of this development is to be able to reinvigorate a part of Kent Street by bringing in existing members of the community, new residents, as well as office workers, to create a pedestrian-oriented focus along Kent Street. The heritage buildings will be preserved and integrated into the new development. The existing six-storey office building which is identified in the 2020 Centretown Heritage Evaluation as 'non-contributing' will be demolished to make way for the new development.

This large, mixed-use, development will house offices, retail, and a dedicated civic use at the lower level, and residential apartments above with 405 new residential units including bachelors, one and two-bedroom apartments. The development will provide five storeys of underground vehicular parking for a total of 322 parking spaces.

Built Form & Urban Context

The massing of the proposed tower aspires to landmark designation. Not only does it stand out as an iconic piece of architecture, but the design is sensitive to the surrounding context. All four elevations offer visual interest and well detailed facades that break the form into three components, a distinct pedestrian-oriented base that includes a 9-storey midrise/podium supporting the 34-storey landmark tower with a dramatic shroud carrying up the façade and crowning the building.

The Base and Landscape

The base features the two designated heritage homes fronting onto MacLaren Street with pedestrian sidewalks leading to the front entrances and grassed front lawns and foundation plantings in keeping with their traditional character. At the opposite end of the block a well landscaped streetscape with a corner plaza, emphasises a three-storey cantilever at the Kent and Gilmour corner entrance. The 3-storey base/podium establishes a residential height and a comfortably scaled pedestrian environment. The breezeway off Gilmour Street will allow porosity into the site leading into landscaped areas and providing a peaceful shelter from the noise of the street. The covered breezeway will also act as a service entrance to keep move-ins and waste removal away from the streets.

A large three-storey enclosed atrium establishes an east-west axis and creates a sense of openness and transparency along the entire ground plane with a visual connection to the rear garden. The two designated historic houses 444 and 436 MacLaren Street will be rehabilitated and sensitively integrated as part of the development. The intent is to transform 444 to a retail use and lease 436 MacLaren Street for 1 dollar to a deserving community group. While the end use is not set, the developer is undertaking discussions with the Boys and Girls Club of Ottawa, as community services is an established need in the Centretown district. Both buildings will maintain their prime entrances off MacLaren Street, with

renewed landscapes to create spaces that transition into the new development. A secondary entrance to the development is provided between the two homes. Large ground floor public collaboration space will promote an inviting feeling and will be animated by a few small retailers with patio spaces along Kent. Along Gilmour the 3-storey base establishes the traditional scale with a series of retail units that maintain the scale of neighbouring residences. Along the east side of the development a 3m setback provides a green buffer between the new development and the neighbouring residential building. Figure 14).

The Podium

The treatment of the 9-storey midrise/podium contrasts the somber character of neighbouring buildings with their palette of tan and slate grey. The white accented podium further breaks down the mass of the buildings and creates a visual transition to the tower above. At the intersection of Kent and Gilmour Streets, the angled podium is cantilevered over the corner entrance. Because of its southern orientation, parts of this podium overhang and create a protected terrace. At the same time, other areas of the podium are carved back, allowing for large, landscaped patios above the third storey and reducing the overlook of the tower along Gilmour Street. In keeping with the beacon theme, a large glass box will define the corner of the podium, as well as interior amenity space visible from the street and give the occupants beautiful views down Kent Street.

The Tower and the Top

Above the 9-storey midrise, a 34-storey tower, is designed as the beacon for this site. Its dramatic shape not only acts as a guide to the downtown core but will also be visible as a new iconic piece in the Ottawa skyline. Its location in Centretown assures that even at 34 storeys it is below the Parliamentary view plane. The slender shape of the tower is designed to serve as the visual landmark creating an elegant ‘eye catcher’. A large shroud flows upwards to capture the top of the tower crowning the building. It bisects the building mass to emphasize the verticality of the tower and creates possibilities for outdoor spaces on the upper floors. To the west, the tower is a central solid element with punch windows that connect to the ground plane. A glass façade with larger balconies reveals itself as the building form opens towards the podium. The same elements are used on the east side abutting the shroud to create light filled, pleasant residential units. All the mechanical and service spaces on the roof are contained within the mechanical penthouse, which is enclosed by the shroud.

The three components base, tower and top of this designated landmark create iconic architecture that will celebrate the importance of Centertown and its community, creating, vibrant, rich spaces to be enjoyed by residents as well as the greater Ottawa community. The tower will be a destination icon for visitors the Parliament Buildings and downtown core via the Kent Street corridor.

Built Form and Parking Summary:

Building Height: 111,000 m (34 storeys)	Parking	Total
Total Gross Area: 351,152 sq.ft.	Units	405
Total Net Area: 283,424 sq.ft. (residential)	Parking req. (.5*unit)	202.5
Total No. of Units: 405 including 243	Visitor Parking req. (0.1*unit)	40.5
1-bedroom, 122 2-bedroom and 40-studios	Number of Levels	5
	Total Parking Provided	322

4.2 Schematic Design Drawings and Renderings

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

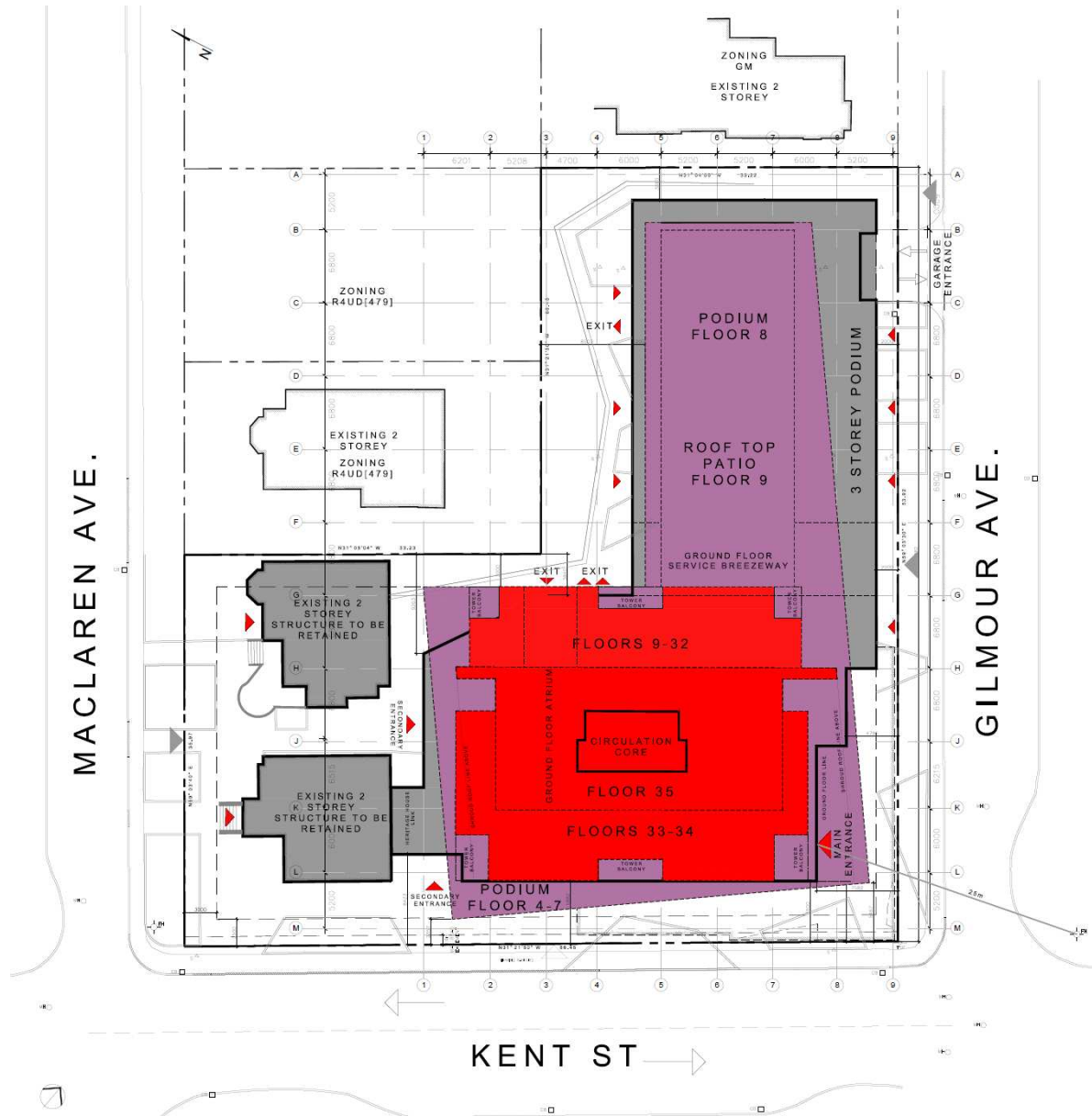


Figure 11: Site plan illustrating the relationship of the proposed development to the street, the two heritage buildings at 444 and 436 MacLaren Street and the 2-storey residence on Gilmour Street. Source: Hobin Architecture September 2021.



Figure 12: Above the 9-storey midrise/podium, a 34-storey tower, is designed as the beacon for this site. It is shaped as a beacon acting as a guide to the downtown core and will also be visible as a new iconic piece in the Ottawa skyline from the Queensway. Source: Hobin Architecture September 2021.



Figure 13: Rendered perspective view from the intersection of Kent and Gilmour Streets. Source: Hobin Architecture September 2021.



Figure 14: Rendered perspective view along Gilmour illustrating the relationship to the neighbouring 437 Gilmour Street identified as a 'Character Defining Resource'. Source: Hobin Architecture September 2021.



Figure 15: View along Kent with the distinct ground floor commercial treatment and the introduction of street trees in planting beds. Source: Hobin Architecture September 2021.



Figure 16: Rendered perspective view from Kent illustrating the entrance to the restaurant with the heavy pergola structure along the Kent street side yard of the residence at 444 MacLaren Street. Source: Hobin Architecture September 2021.



Figure 17: Rendered perspective view from the corner of Kent and MacLaren illustrating the heritage properties fronting onto MacLaren and the treatment of the public realm encompassing the new development with the existing homes. Source: Hobin Architecture Rev. 1 August 4, 2021.

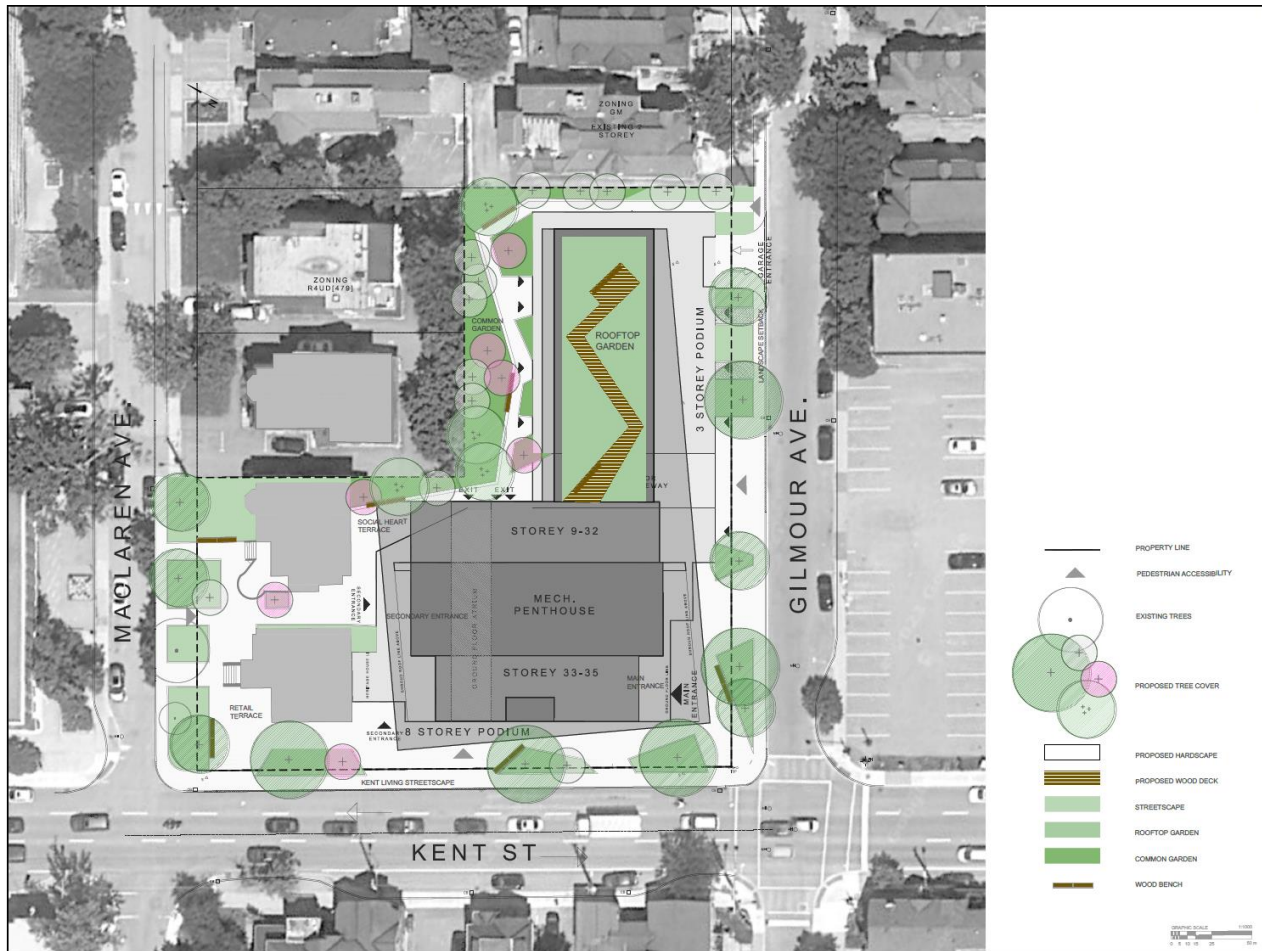


Figure 18: Landscape plan illustrating the layout around the main tower and the two heritage homes. Source Lashley & Associates Landscape Architects August 2021.

5.0 IMPACT OF THE PROPOSED DEVELOPMENT

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

5.1 Guidelines

Centretown Heritage Conservation District Study


A heritage conservation district Plan as defined in the Ontario Heritage Act has not been prepared for the CHCD. The CHCD 1997 Study is in the process of being revised. It had not been updated since changes in the Ontario Heritage Act in 2005. Prior to the update of the act, demolition could only be postponed, not blocked. As a result, there is no discussion related to demolition and/or the integration of an existing building into a new development. Over the years, its short comings have been addressed through the Heritage Overlay, as well as the CCDP, and Urban Design Guidelines for High-rise Buildings.

- *With regard to height, the 1997 Centretown HCD does have a policy regarding the conservation of Commercial and Mixed-Use Infill (VII.5.5). It is limited and does not address high-rise development, recommending heights limited to three or four storeys, with setbacks that match adjacent properties.*
- *Regarding demolition, in VII.5.3 of the plan, there is reference to a building's evolution retaining enough of the original form, material and decorative work to give a strong sense of historical character of the streetscape. The concept that character defining features of heritage buildings can be protected and properly integrated with new development is not explored as part of the study's management strategy.*
- *The city is presently preparing a Heritage Conservation District Plan. An inventory of all buildings and properties within Centretown was completed in May 2020. The purpose of the inventory was to assess and identify properties of cultural heritage value both inside and outside the boundaries of the existing Heritage Conservation Districts, and review and update the categorization of the heritage properties within the two HCDs. The inventory classification system is divided into four categories ranging from Significant Resource corresponding to Group 1 properties, Character Defining Resource corresponding to Group 2 properties, Character Supporting Properties corresponding to Group 3 properties and Non-Contributing responding to Group 4.*
- *Guidelines contained in the CCDP state: 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. The two buildings at 444 and 436 MacLaren Street are being preserved and integrated into the development. A conservation plan for both buildings will be part of the submission of documents.*

- *The property at 359 Kent was evaluated as Non Contributing. In discussions with the City's Heritage Planner, it was as suggested that a CHER be prepared as part of an application to demolish the existing (Grade IV) Non Contributing building. The Plan states that demolition will be permitted only where the existing building is of little significance and the proposed building is sympathetic to the traditional surrounding natural and cultural environment.*

Guidelines contained in Section VII 5.5 of the Centretown Heritage Conservation Study are limited in scope and are repeated in the guidelines contained in the CCDP where for brevity they are discussed.

Centretown Community Design Plan Guidelines Section 6.5
Heritage Integration 444 and 436 MacLaren Street
<p>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.</p> <p><i>Response: The two heritage buildings are retained.</i></p> <p><i>The development integrates the low-rise heritage buildings by extending the horizontal lines of the three-storey portion of the podium to the back of the buildings to form a secondary entrance.</i></p> <p><i>The link is both distinguishable from the heritage buildings and of a contemporary design.</i></p>
<p>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).</p> <p><i>Response:</i></p> <p><i>The extension of the horizontal elements in the three-storey portion of the podium into the back yard of the heritage building at 444 MacLaren respects key elevations - the front and side yard (secondary) of the property. The upper podium is stepped back from the lower podium. The proposed new development draws a clear distinction between the adjacent heritage buildings fronting onto MacLaren. The incorporation of the horizontal and vertical articulation, opening sizes, proportion and rhythm, and materials of the heritage building into the new development is not required.</i></p>
<p>Compatible building materials should be used. Creative use of materials is encouraged.</p> <p><i>Response:</i></p> <p><i>The articulation, materials, and colour of the upper podium provides a contrasting backdrop to the two heritage buildings when viewed from MacLaren and Kent. The storefront module Along Kent is well proportioned and stands out next to the heritage homes.</i></p>
Heritage Context 359 Kent
<p>Use compatible materials.</p> <p><i>Response:</i></p> <p><i>See the design discussion 4.2 the material palette will be advanced in the detail design phase.</i></p>
<p>Minimize the use and height of blank walls.</p> <p><i>Response: The tower is well articulated and designed to be viewed from 4 sides supporting the landmark status. The east elevation has a three-storey podium that carries around from Gilmour and steps back approximately 3m to a 9-storey midrise. Along Gilmour above the podium the tower has been carved back to interface and reduce overshadowing with the existing house.</i></p>

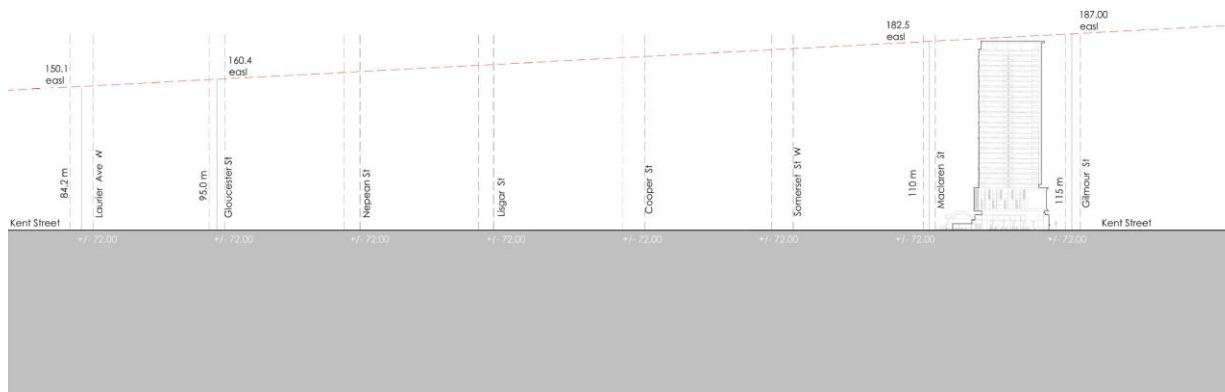
	<p>Inform new development with adjacent building ground floor heights and heritage character to enhance the public realm.</p> <p><i>Response: The extension of the horizontal elements in the three-storey portion of the podium respects key elevations. The storefront module recessed below the 9-storey podium sits comfortably next to the heritage home. The horizontal canopy linking the two buildings is less successful.</i></p>
<p>Modulate façades through the use of vertical breaks and setbacks in a manner that is compatible with the surrounding heritage structures.</p> <p><i>Response: See the illustration above with the storefront treated as a discrete module with the level above glazed and setback. Above the 9-storey podium a major component of the tower design is the shroud. A large shroud crowns the building and flows upwards to capture the top of the tower. It bisects the building mass to emphasize the verticality of the tower.</i></p>	
<p>Official Plan Section 4.6.1 Cultural Heritage Resources Policy 9 When reviewing applications for zoning amendments, site plan control approval, demolition control, minor variance, the City will ensure that the proposal is compatible by:</p>	
<ul style="list-style-type: none"> • Respecting the massing, profile, and character adjacent to or across the street from heritage buildings; [Amendment #76, August 04, 2010] <p><i>Response:</i> As noted above the proposed three-storey lower podium mitigates the difference in scale between the two-storey heritage buildings and the new development. The materials on the heritage buildings include a red and grey brick (444 MacLaren) and the colour of materials incorporated into the upper podium reflect and are compatible providing an urban grain that is compatible with the district.</p>	
<ul style="list-style-type: none"> • Approximating the width of nearby heritage buildings when constructing new buildings facing the street; <p><i>Response: The lower podium respects the scale of adjacent heritage buildings on both MacLaren and Gilmour.</i></p>	
<ul style="list-style-type: none"> • Approximating the established setback pattern on the street; <p><i>Response: The established setback pattern on the street is maintained with a unified treatment for the entire block</i></p>	
<ul style="list-style-type: none"> • Being physically oriented to the street in a similar fashion to existing heritage buildings; <p><i>Response: The three-storey podium along Kent Street helps provide a pedestrian scale to the development.</i></p>	
<ul style="list-style-type: none"> • Minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas; (See the shadow studies Appendix B) 	
<ul style="list-style-type: none"> • Having minimal impact on the heritage qualities of the street as a public place in heritage areas; <p><i>Response: The two buildings on MacLaren have been preserved and integrated into the development. The adjacent house on Gilmour is separated with a landscaped buffer and the tower portion is set well back from the east side.</i></p>	

- Minimizing the loss of landscaped open space;**
Response: The landscape plan maintains the residential character of MacLaren Street and continues with a meandering walkway and landscape in and around the tower. Along Kent street the sidewalk and a small terrace at the corner provides a pedestrian friendly environment.
- 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;**
Response: All parking is below grade.

7.4.3 Landscape Guidelines – New Buildings and Additions
Response: The proposed landscape treatment along Kent extending into the side yard of 444 MacLaren integrates the into the commercial streetscape but takes away from the traditional character and should be limited to the back area next to the glass atrium. The treatment in front of the two heritage buildings should include grassed lawn with shrub plantings. The landscape along the north side of the property helps provide separation and a quiet oasis as does the walkway along the east property line.

Federal Government Height Regulation

In accordance with the Federal Government Height Regulations “If proponents of particular development applications within Centretown wish to pursue building heights up to the maximum identified in this CDP, the specifics of these requests must be reviewed and approved in the context of the "Ottawa Views" study, which was prepared for the National Capital Commission and the City of Ottawa, and, which addresses the “Visual Integrity and Symbolic Primacy of the Parliament Buildings and other National Symbols”, as implemented by the City of Ottawa Official Plan and the City of Ottawa Comprehensive Zoning By-law; and shall also adhere to any design guidelines.



Source: Hobin architecture 2021

Response: The NCC Height Control View Planes as they apply to 259 Kent Street. The north-south cross section illustrates the overall height approach and maximum building height for each of the intersections. The proposed height of the tower is below the current view plane approvals.

5.2 Development Impacts

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

- Retention of the 444 and 436 MacLaren Avenue and their integration as part of the development.
- The commercial ground floor module recessed below the 9-storey podium sits comfortably next to the heritage home (see Figure 17). The horizontal canopy structure linking the two buildings is less successful.
- The material and colour palette of the upper part of the mid-rise podium is a contrasting expression with the more muted tones of neighbouring buildings.
- The landscape treatment throughout the development maximizes the open space at grade and on the roof amenity area with a series of intimate spaces linked by a breezeway, a glazed atrium and heritage streetscapes.
- The development will increase the exposure of the designated 359 Kent Street as a community service facility to a wider audience.
- The porosity of the ground level with public access will benefit the community.
- Along MacLaren, the fine grain residential character of two and three storey buildings reflective of the residential character is protected. Maintaining the MacLaren orientation will be important in preserving this intact streetscape as will the retention of the domestic landscape including grass front yards and foundation planting.

Adverse impacts of the proposed development include:

- Section 3.5.9.7 of the Landmark Policy requires that a designated building can not be demolished. The demolition of the 6-storey office is planned. Identified as a 'non contributing' building in the 2020 Heritage Evaluation Study mitigates its removal without diminishing the neighbourhood heritage character.
- Increased shadowing of the two designated homes during the mornings for a large part of the year.
- The extension of a cornice line and heavy pergola structure from the new development across the west elevation of the heritage building 444 MacLaren would appear to be unnecessary. The glazed atrium abutting the building at the rear in line with the west façade of the building is an appropriate entrance to the restaurant.
- The replacement of the grass with a hard landscape patio extending around each of the historic houses.

6.0 ALTERNATIVES AND MITIGATION

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

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

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

The conservation of the two properties designated under Part V of the Ontario Heritage Act will also be guided by Parks Canada Standards and Guidelines, specifically Standard 11: “conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.”

- The new tower is distinguishable in terms of its height, massing, and more contemporary design. For the development to meet “being visually and physically compatible and be seen as subordinate to the two properties” the following mitigation strategies have been explored:
- From MacLaren the historic buildings read in their entirety with a glazed connection linking them to the high-rise at the rear. 444 MacLaren as a corner building with its front entrance overlooking MacLaren is preserved in the north south orientation.
- A pedestrian oriented base feature a well landscaped streetscape, corner plaza, emphasizing a dramatic three storey atrium; at the Kent and Gilmour the corner entrance establishes a datum line that references the heights of buildings in the neighbourhood.
- On the east-west axis, between the heritage buildings and the new development a visual connection to the rear garden will be achieved by the use of a large three storey enclosed atrium creating a sense of openness and transparency along the entire ground plane.
- The two designated historic houses 444 and 436 MacLaren will be restored to a high standard and sensitively integrated as a vital part of the development. The intent is to lease 436 for 1 dollar to a deserving community group and transform the 444 to a retail use.

- Both would maintain their primary entrances off MacLaren, with renewed landscapes to create spaces that transition into the new development and front lawns that maintain the streetscape character.

Mitigation efforts include:

Architecture:

- The urban grain of the original lot divisions along Gilmour could be reflected in the podium of the new development along Gilmour.

Materiality

- The proposed three-storey podium is set proud of the building and mitigates the difference in scale between the two-storey heritage buildings and the new development on both Gilmour and Kent street.
- The materials on the heritage buildings include a red and grey brick (444 MacLaren) and the colour of materials incorporated into the upper tower are well selected providing an urban grain that is compatible with the district. The lower pedestrian realm is in contrast with neighbouring buildings could be better integrated with its surrounding.
- The treatment of the ground floor needs to reference and enhance the preserved heritage buildings and should explore ways to mimic the materiality and forms of the heritage buildings and the remaining buildings in the area with the use of similar colour palette and materials for the podium of the new base storefront.

6.3 Conclusions

This is a complex project with a number of objectives for this site aimed at developing the site as a 34-storey landmark tower, designed as the beacon. Its dramatic shape not only acts as a guide to the downtown core but will also be visible as a new iconic piece in the Ottawa skyline from the Queensway.

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

The two, Part V designated historic houses 444 and 436 MacLaren will be restored and integrated as an active part of the development. The intent is to lease 436 for 1 dollar to a deserving community group and transform the house on the corner 444 MacLaren to a retail use. Both would maintain their primary entrances off MacLaren, with renewed landscapes to create spaces that transition into the new development and front lawns that maintain the east-west streetscape character.

7.0 AUTHORS QUALIFICATIONS

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

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

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

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

APPENDIX A: LANDMARK POLICY SECTION 3.9.5.5

The full landmark policy is available AT [3.0 - Centretown | City of Ottawa](#) section 3.9.5.5 IS INCLUDED HERE. Paul Black provided the following comments in blue to Kim Baldwin to address the 12 points of the landmark policy:

is the policy we're relying on for the landmark building within Centretown. The preamble to the Policy 3.9.5.5 policy calls for "iconic architecture, extraordinary site design, and a unique civic or national function". We are too early in the process to check all those boxes but recognize that this is the expectation.

We will work through the special review panel process (as we are with 267 O'Connor) to work towards these ideals of a landmark project.

The landmark policies note that a landmark building must "respect the form and character of their surroundings" but that "they may depart from the built form parameters established for Centretown". Further on, the policy states that the landmark policies are not intended to introduce buildings that are out of scale with their planned surroundings without a specific review and analysis of the impacts and implications (including specific context).

In our view, this analysis occurs on every City project through the Development Review process and has, and will continue, to inform the proposed massing of the project. Further, the form is permitted to depart from the surroundings (as any landmark would likely be required to), so long as there are cues to the surroundings.

On the specific policy requirements:

1. Only be permitted on large corner lots with frontage on three streets, except in the Southern Character Area, where frontage on two streets is required;
 - The site is in the Central Character Area and has frontage on MacLaren, Kent, and Gilmour
2. Not be permitted in Residential, Traditional or Secondary Mainstreet designations;
 - The site is within the “Residential Mixed-Use” designation.
3. In the Residential Mixed-Use designation, only be considered on properties fronting O’Connor, Metcalfe, and Kent Streets and only if the proposed development, along with any park/public open space component, is massed to those streets;
 - The site is within the Residential Mixed-Use designation and fronts Kent Street. The proposed development is massed along Kent Street.
4. Provide and deliver a significant, publicly accessible, and publicly owned open space and/or a significant public institutional use, such as a cultural or community facility, on the site. Where an institutional use is not proposed, the open space shall comprise a contiguous area that is a minimum of approximately 40% of the area of the subject site and have frontage on at least two streets;
 - The intention for this site is to provide a “significant public institutional use” within one of the existing houses along MacLaren Street.
5. Not result in a new net shadow impact on an existing public open space greater than that which would be created by the base height condition;
 - This is noted and will form part of the ongoing analysis in preparation for the application submission.
6. Conform to the built form policies of this Plan applicable to tall buildings (3.9.2.3 and 3.9.3.3) where the landmark includes a tall building element for residential uses incorporated into the design of a landmark building and only with respect to such uses;
 - These policies reference the built form guidelines from the CDP. Previously these policies included specific guidelines however they were removed from the Secondary Plan through the OMB decision. These guidelines are being taken into account as the proposed development evolves.
7. Not require the demolition of a designated heritage building and shall respect the cultural heritage value of the site and its setting through the retention of its significant heritage resources;
 - There are three heritage buildings designated under Part V OHA on the site, within the Heritage Conservation District. The two houses 444 and 436 MacLaren Street are being identified through the CDP as being ‘contributing’ and will be preserved and, the office building on 359 Kent Street was evaluated in 2020 as “non contributing and will be removed. The MacLaren properties are incorporate into the design of the site, including the use of one as the public institutional use required by policy 4 above.
8. Demonstrate leadership and advances in sustainable design and energy efficiency;
 - Noted. This will be considered through the site design and through the future site plan control application.

9. Be subject to an architectural design competition that includes City representation on the selection jury and/or, at the City's discretion, be subject to the City's specialized design review process within the framework of the Urban Design Review Panel, process to exercise a detailed peer review of landmark buildings as per Policy 3.11.2.1
 - [The intention here is to proceed through review with a special panel of the UDRP.](#)
10. Be subject to the provisions of Section 37 of the Planning Act and in accordance with the Council-approved Section 37 Guidelines for determining value uplift, and as per Policy 3.9.5.4 with the public open space or institution taken into account when determining the appropriate Section 37 community benefit;
 - [Noted. This would be part of the Zoning review process.](#)
11. Fully respect the requirements of the Visual Integrity and Symbolic Primacy of the Parliament Buildings and Other National Symbols guidelines related to building height restrictions; and
 - [We have studied these views and are conscious of the necessity of preserving the primacy of the Parliament Buildings from the viewpoints. Our proposed building height respects the established height plane and would be studied in greater detail as part of the submission.](#)
12. Not exceed a height of 27 storeys.
 - [We are intending to seek an amendment to the Secondary Plan on this point given we can go taller while still respecting the established height plan. The site is in proximity to the City's Central Business District \(CBD\) which is the largest node of mixed use in the City, and the focus of the City's "node and corridor" network as described in the Official Plan, and the focus of the City's rapid transit network, which is generally focused on moving people into the downtown. More people living within walking distance of the employment, services and amenities of the CBD will achieve the City's goals for intensification.](#)

Finally, there is a requirement for the approval of a "formal and rigorous application review process that includes public consultation" by Planning Committee and Council. [For 267 O'Connor, we prepared this plan with the Councillor's office, and it was brought as a motion to the committee/Council. We would like to follow a similar process if possible, targeting the PC date of August 26.](#)

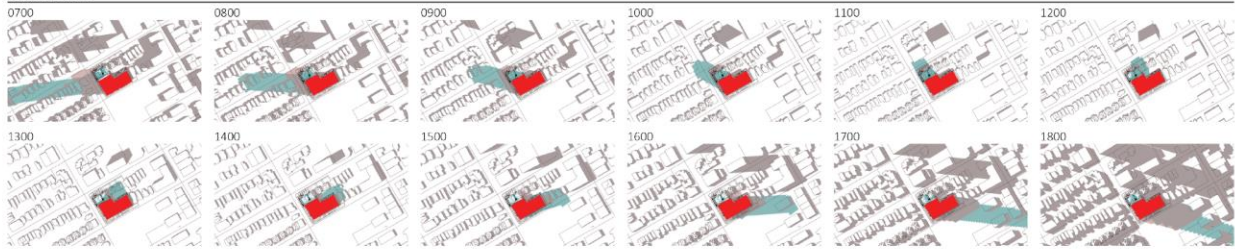
Thanks,

Kyle Kazda, MBA | Real Estate Development Coordinator

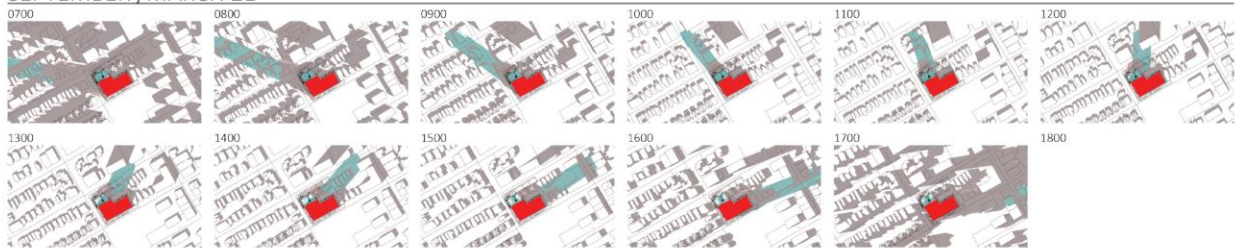
APPENDIX B: SUN AND SHADOW STUDIES

SUN & SHADOW STUDY

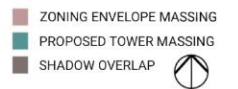
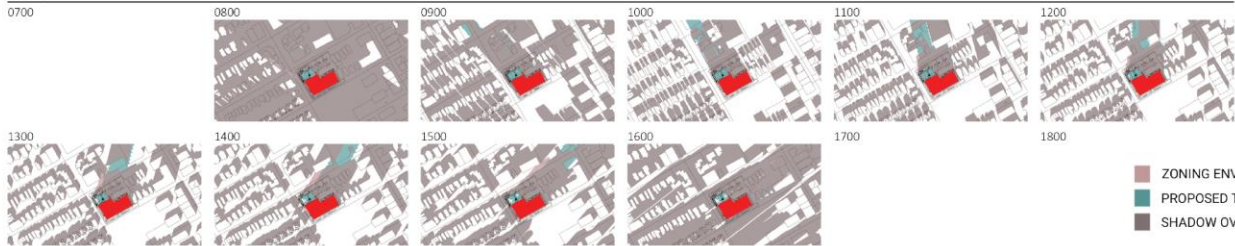
JUNE 21



SEPTEMBER / MARCH 21



DECEMBER 21



APPENDIX C: HOBIN'S DESIGN INTENT



359 KENT STREET DESIGN BRIEF

HISTORICAL CONTEXT

The Centertown neighbourhood, abutting Ottawa's downtown in one of the City's oldest residential suburbs. Following the construction of the Parliament buildings from 1859 to 1866, a large mostly undeveloped swat of land, primarily used for military purposes and canal construction was developed into housing for public servants and the City's up and coming commercial class. Stately homes ranging from Victorian to early Georgian periods were built and organised in a block pattern which lined the consistent street grid still present today. Heavily influenced by its proximity to Ottawa's downtown, this neighbourhood became more urban in the early 20th century. This period saw many of the red brick traditional homes converted into multi-unit residential dwellings as well the construction of purpose-built apartment buildings to house the rising population of civil servants.

The 1960's brought a new wave of development with many blocks being demolished and replaced by new retail commercial uses, as well as offices and high density residential. Over the years, Centertown has become a melting pot of architectural styles of many eras. Today, it is a rich vibrant neighbourhood that accommodates a wide range of population, interesting landscapes, and building types.

Located in the area designated 'West of Bank Street' by The Centertown Heritage Inventory, our site, at 359 Kent Street is a great example of the diversity of buildings in the neighbourhood. Two single family pre-1915 houses sit at the corner of Kent and MacLaren abutting a 6 storey late-modernist office building to the south on the corner of Kent Street and Gilmour. By redeveloping this site, classified as a landmark, the intent is to preserve some of these important historical elements and incorporate them into the ever-evolving fabric of this neighbourhood.

PROPOSED DEVELOPMENT

Because of the landmark nature of this site – The vision is to create a development that is truly iconic in the neighbourhood and the City. We would accomplish this on multiple fronts. Firstly, a pedestrian oriented corner plaza, emphasised by a dramatic four storey cantilever at the entrance at the corner of Kent Street and Gilmour. This large, mixed-use, podium would house offices, retail,

Partners

Barry J. Hobin
OAA, FRAIC, Hon. Fellow AIA
William A. Davis
OAA, MRAIC, Associate AIA
Gordon Lorimer
OAA, FRAIC, Associate AIA
Wendy Brawley
OAA, MRAIC, Associate AIA
Douglas Brooks
Senior Arch. Tech.

Directors

Marc Thivierge, OAA
Reinhard Vogel

Associates

Bryan Bonell, OAA
William Ritcey
Dan Henhoeffter
Melanie Lamontagne, OAA
Rheal Labelle
Patrick Bisson, OAA

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
t 613-238-7200
f 613-235-2005

hobinarc.com



and more importantly, a dedicated civic use. The intent of this development is to be able to reinvigorate an important part of Kent Street by bringing in existing members of the community, new residents, as well as office workers, to create a vibrant pedestrian-oriented space on three Centertown streets. The new podium would require the demolition of the existing four storey office building. However, we plan to retain two of the historic houses along MacLaren. These two red brick homes would be restored to a high standard and sensitively integrated as a vital part of the podium. The intent is to give the inner-block house to a deserving community group and transform the corner house to a retail use. While the end use is not set, the developer is undertaking discussions with the Boys and Girls Club of Ottawa, as community services is an established need in the Centertown district. Both would be beautifully landscaped to create rich and intimate spaces that transition into the new development beyond.



Above the podium, a 35-storey tower, acts as the beacon for this site. Its dramatic shape not only acts as a guide to the downtown core and the parliament from the highway, but as a new iconic piece in the Ottawa skyline. The proposed development would bring additional density to the area with 405 new residential units including bachelors, ones and two bedroom apartments.. This would hopefully promote new commercial activity to the area with new residents and attract locals and tourists alike. This whole development will provide five storeys of underground vehicular parking at a ratio of 0.65 spaces per unit and 0.1 spaces for visitors for a total of +/- 324 parking spaces.



BUILT FORM & URBAN FABRIC

The massing of this proposed tower must accomplish a few important feats as part of its landmark designation. Not only must it stand out as an iconic piece of architecture, but it must be sensitive to the surrounding context. This balancing act is achieved by breaking down the tower into three distinct components. The first is the three-storey podium – the pedestrian experience is shaped at this level. A strong three storey horizontal datum is created to follow the neighbouring fabric of Centretown. The eyes are drawn to a familiar residential height and a space which feels comfortable in scale is created. A large breezeway will allow porosity into the site leading into heavily landscaped areas in the rear of the building providing a peaceful shelter from the noise of the street. This will also act as a service entrance to keep move-ins and waste removal away from the streets. On the east west axis, a visual connection to the rear garden will be achieved by the use of a large three storey enclosed atrium. The intent is to build a sense of openness and transparency along the entire ground plane. Large ground floor public collaboration spaces will promote an inviting feeling and will be animated by a few small retailers with patio spaces along the MacLaren and Kent.



The second is 4 storey angled podium cantilevered over the entrance. This creates a dramatic overhang over the proposed plaza while making the building more dynamic. Because of its orientation, parts of this podium overhang over the sidewalk terraces producing more protected spaces below. At the same time, other areas are recessed, allowing for large, landscaped patios above the third storey overlooking Gilmour Street. In keeping with the beacon theme, a large glass box will be carved out of the corner of this 4-storey podium which will shape some outdoor amenity space, as well as some interior amenity space visible from the street and giving the occupants beautiful views down Kent Street. The podium further breaks down the mass of the buildings and creates a visual transition to the tower above.



The tower itself is to act as the visual landmark. Its slender, dynamic shape is creating visual interest from far and near. A large shroud crowns the building below and flows upwards to capture the top of the tower. It bisects the building mass to emphasize the verticality of the tower and creates possibilities for outdoor spaces on the upper floors. Furthermore, it encapsulates all the



mechanical and service spaces on the roof into one clean building envelope. To the west, the tower is comprised of a central solid element with punched windows which connects to the ground plane. A glass façade with larger balconies reveals itself as the building form opens towards the podium. The same elements are used on the east side abutting the shroud to create light filled, pleasant residential units.



In conclusion, our team is presented with a great opportunity with this designated landmark site to create iconic architecture that will celebrate the importance of Centertown and its community, as well as its roll as a way finder to the parliament district. While enjoyed locally, this tower will be an incredible icon to visitors entering the Parliament Buildings and downtown core via the Kent Street corridor. Thank you,