

# A CULTURAL HERITAGE IMPACT STATEMENT

780 BASELINE ROAD, OTTAWA

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**MAY 2022 FINAL**

**Prepared By: John Stewart Commonwealth Historic Resource Management**

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# 1.0 INTRODUCTION

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## 1.1 Introduction

This Cultural Heritage Impact Statement (CHIS) has been requested by the City of Ottawa to consider potential impacts of a proposed development adjacent to the Central Experimental Farm (CEF), a National Historic Site of Canada that is identified as a separate Designation and Land Use in both the existing and new 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.

The proposed developments is located at the south-west intersection of two arterial streets - Baseline Road and Fisher Avenue where a rapid transit station is planned. The 3.5-acre property is a L shaped lot with 60m of frontage along both Fisher Avenue to the east and Baseline Road to the north. The site is currently occupied by a single storey commercial plaza; the applicants intend a phased construction of three towers. The Site Plan Control applications would be phased, such that Phase 1 establishes a building on the surface parking lot to the south of the subject property while maintaining the existing strip commercial mall. A subsequent phase, upon completion of Phase 1, would remove the strip commercial mall and facilitate the buildout of the remainder of the site.

The subject property is designated as Minor Shopping Area and Medium Density Residential Area under the Carleton Heights Secondary Plan – the plan is to be repealed and not replaced under the New Official Plan (New OP). The proposal is subject to Site Plan Control and Zoning By-law Amendment applications.

To the north directly across Baseline Road are the agricultural fields of the Central Experimental Farm (CEF) National Historic Site (NHS) of Canada. The Central Experimental Farm is a 400-hectare National Historic Site located in the centre of Ottawa. It is owned and operated by the federal government as an active and operating agricultural research station. Its heritage features include historic buildings, views, plantings, gardens, circulation systems extensive agricultural fields and shelter belts. Many of these buildings and sites also have local heritage value. The Historic Site also accommodates part of the future campus of The Ottawa Hospital. [Amendment #214, July 17, 2018]

There are no other heritage features on or in the vicinity of the development site. Across the street to the east is an established single-family subdivision of one and two storey buildings and to the south is a stable neighbourhood of single-family homes. The proposal represents a significant increase in height and density with a doubling of the community population.

The only attributes that have potential to be impacted, as discussed in this CHIS, are views across the fields and the potential of high-rise development casting shadows and compromising agricultural crops, increased traffic, wind, and dust. The purpose of the CHIS is to identify the potential impact the planned development will have on the cultural heritage resources.

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

- Parts IV and V of the Ontario Heritage Act;
- Recognition Statute: Central Experimental Farm Historic Sites and Monuments Act (R.S.C., 1985, c. H-4);
- Statement of Significance for the Central Experimental Farm National Historic Site of Canada, online at: [www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=13811&pid=0](http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=13811&pid=0).
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010;
- Cultural Heritage Impact Statement 1110 Fisher Avenue, Ottawa, ON Prepared by Julie Harris Contentworks Inc., October 22, 2019.
- Baseline Road Bus Rapid Transit and Complete Street Planning and Environmental Assessment Study (Bayshore Station to Heron Station) – Recommendations, Transportation Planning, Transportation Services, February 2017.
- 780 Baseline Road Planning Rationale Zoning By-law Amendment Fotenn Planning & design May 4, 2022
- Drawings: Site plan, floor plans, massing plans, rendered perspectives, Rodrick Lahey Architects March 2022.
- Sunshade analysis, R. Lahey Architects 2022.

#### **Owner and Contact Information**

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**Owner:** Theberge Homes 789 Baseline Inc.

**Contact Name Title:** Jeremy Silburt Director of Acquisitions,  
Planning and Development Theberge Homes O:

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**Address:** 205-1600 Laperriere Avenue

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**Email Address;** [Jeremy@thebergehomes.com](mailto:Jeremy@thebergehomes.com)

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

The site is located in Ward 9 Knoxdale Merivale and is bound by Baseline Road in the north, and Fisher Avenue to the east. The proposed development has a 60m frontage on baseline Road extending west from Fisher Avenue. It includes a one storey commercial mall with frontage on Baseline and Fisher Avenue and a large asphalt parking lot all along the front of the property extending along Fisher Avenue and a service access around the building. The mall does not have heritage significance and will be demolished.



Figure 1: Aerial view illustrating the existing built context adjacent to the development site. Site arrowed. The northern portion of the proposed development fronts onto Baseline Road is located adjacent to the CEF National Historic Site of Canada. Note the open fields of the farm along Baseline and both sides of Fisher Avenue going north. The development site is zoned GM and is located in a predominantly low-rise neighbourhood of single detached residences. Source: Goggle Maps.

### 1.4 Street Characteristics (Neighbourhood Character)



Figure 2: Street view looking south from Baseline Road to the development site. Source: Google Earth



Figure 3: View looking northeast along Baseline with the agricultural fields of the Experimental farm. The actual crops are setback with a buffer area that appears as a green verge with the grain crop planted away from the road. Source: Goggle Maps



Figure 4. Street view looking east along Baseline Road at the intersection with Fisher Avenue. Source: Google Earth



Figure 5: Street view looking north on Fisher Avenue. The 22-storey apartment towers at 1140 Fisher Avenue, are seen in the distance. Source: Google Earth



Figure 6: View along the service lane at the rear of the property residential homes along Sunnycrest Drive are separated by a board fence. Source: Google Earth

## 1.6 Relevant Information from Council Approved Documents

### The Baseline Bus rapid Transit (BRT) Planning Report

The Baseline Bus Rapid Transit Report (BRT) outlines the planned Richmond-Baseline-Heron corridor that will expand and connect Ottawa's existing and planned Transitway and the O-Train network bypassing the downtown. The corridor will incorporate all elements of a complete street while also maintaining the existing general traffic lanes. The Recommended Plan features median bus lanes for most of the 14 km corridor which will provide separation of transit from other traffic with 24 new transit stations. The recommended plan also includes 23 km of sidewalks, 22 km of cycle tracks, 4 km of Multi-Use Pathway (MUP), and 1.5 km of on-road/shoulder bike lanes to enable an accessible, safe, and comfortable travel environment along the corridor. Figure 7 shows the recommended alignment for the BRT facility and the proposed station locations.

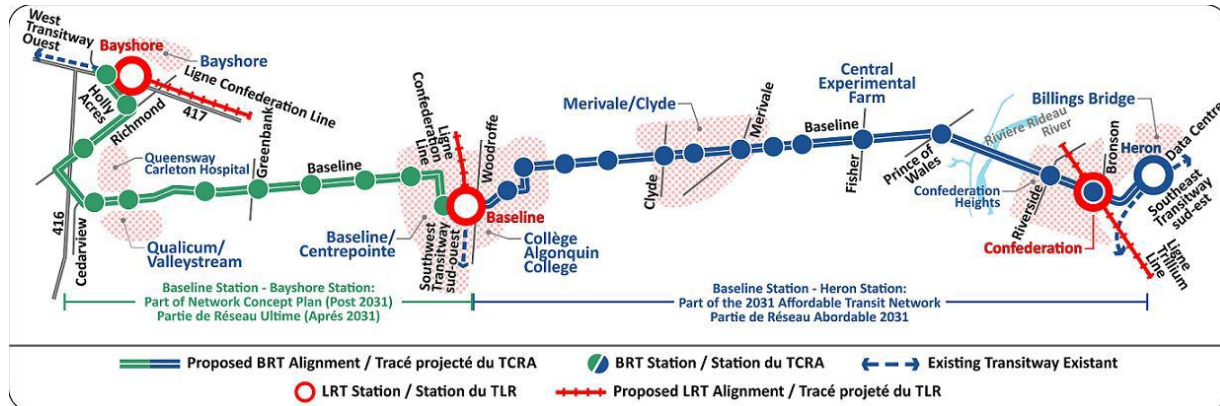


Figure 7: Recommended alignment for the Baseline Road BRT corridor

### The Portion of Corridor along Baseline Road Between Clyde and Prince of Wales/Experimental Farm

The development site extends for 60m along the south side of baseline Road west from Fisher Avenue adjacent to the cultivated fields of the experimental farm. At present a page-wire fence and a grassed verge separates the agricultural crops from the general public with no trees along the southern edge of the farm along Baseline Road and extending along Fisher Avenue.

Based on the dimensions shown in Figure 8 the right of way will extend between 35-37 metres. Along Baseline Road north of the planned development the BRT corridor requires a strip of land (the typical widening being in the range of 7 m) from the Central Experimental Farm to accommodate median BRT lanes. In addition, the Agriculture and Agri-Food Canada staff requested a buffer "Shelterbelt" along the frontage of Experimental Farm. The Shelterbelt which is a specific arrangement of trees, and shrubs, reduces the effects of snowdrift, salt spray, and erosion on the Farm's fields. The report concludes that the Shelterbelt is a positive inclusion that will improve the long-term health of the Central Experimental Farm and provide a pleasant vista for users of the pedestrian and cycle facilities.

Baseline BRT is currently in the draft design phase and is subject to some changes. To ensure sufficient right of way is protected, the OP/EA recommends a 44.5 ROW with the design limits per the attached design drawing (Figure 8.) If the attached drawings fit into the op needs, protecting the 44.5m ROW will be a safe assumption as this will provide flexibility to make changes in the future. In the case that the BRT draft design exceeds the OP limits, further discussion with the City should occur.

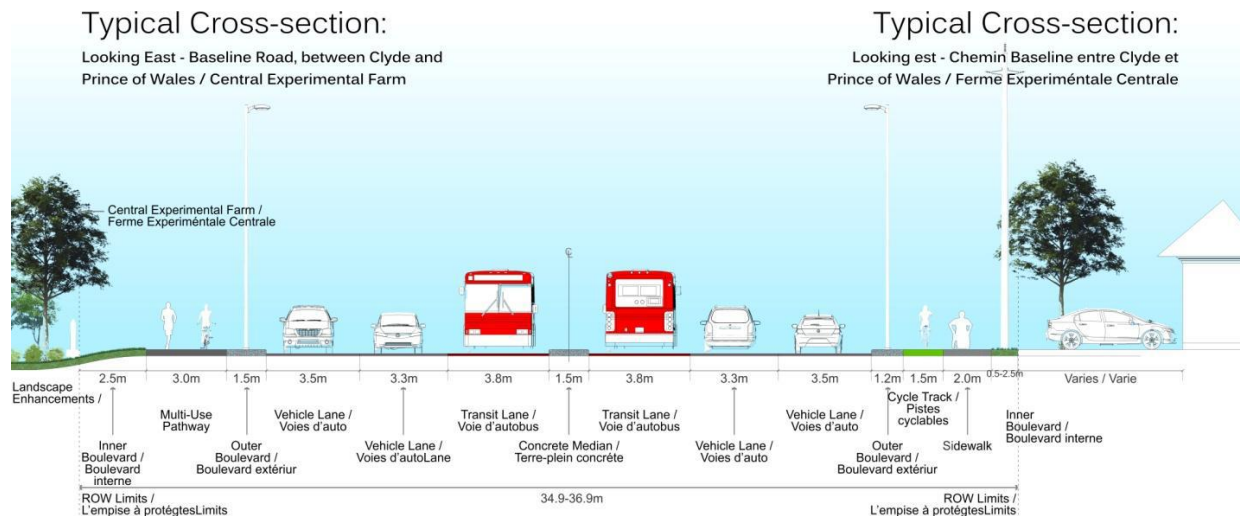


Figure 8: Typical cross-section - Baseline Road (Merivale to Prince of Wales) shows a cross-section along the Central Experimental Farm. It includes a new 3 m Multi-use Pathway (MUP) on the north side of the corridor.

### Heritage Values of the Central Experimental Farm

The CHIS is concerned with the impact of the proposed development on the heritage value of the Central Experimental Farm. The Farm recognized as a National Historic Site in 1997 is identified in both the new and existing City of Ottawa’s Official Plan as a heritage property. Two documents outline the heritage value of the Central Experimental Farm and guide its heritage conservation – the Commemorative Integrity Statement (CIS) and the Statement of Significance (SOS). Section 3.3 (4) of the Official Plan asks the CHIS to address the Commemorative Integrity Statement (CIS). Pertinent sections of the CIS are included in the CHIS as Appendix A. The Statement of Significance, is provided as Appendix B.

The summary of the heritage value of the CEF, as stated in the SOS is:

The Central Experimental Farm was designated a national historic site of Canada in 1997 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.

### **Official Plan – Both Current and New**

Both the existing and new City of Ottawa Official Plan include provisions for Cultural Heritage Resources in Section 4.6.

*4.6.3 Where development is proposed on a property that is adjacent to or within 35 metres of the boundary of; a property containing an individually designated heritage building (Part IV of the Ontario Heritage Act), a heritage conservation district (Part V of the Ontario Heritage Act) or a federally recognized heritage property, the City may require that a cultural heritage impact statement be conducted by a qualified professional with expertise in cultural heritage resources. The cultural heritage impact statement will do the following: [Amendment #96, February 22, 2012]*

- 1. Describe the positive and adverse impacts on the heritage resource or 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 in accordance with the policies below; and,*
- 3. Demonstrate that the proposal will not adversely impact the defined cultural heritage value of the property, Heritage Conservation District, and/or its streetscape/neighbourhood.*

### **Context**

No views or vistas will be affected by this proposal. The subject property is not identified as within a significant view plane as outlined in Annex 8A of the Current Official Plan or Schedule C6-A of the New Official Plan.

Guideline 1.4 requires that proposed buildings be distinguished between landmark and background buildings. The proposed buildings can be considered landmark buildings given their location, their role as part of views and vistas, and their contribution to the characteristics of the neighbourhood and the City more broadly.

## 2.0 STATEMENT OF CULTURAL HERITAGE VALUE

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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

### 2.1 Statement of Cultural Heritage Value

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) • 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 a 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.

### 3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

#### 3.1 Description of the Proposed Development

The proposed development consists of three (3) high-rise mixed-use buildings that will accommodate 785 residential units and 3,000 square metres of ground floor commercial space. The three (3) buildings will have heights of 25 and 29 storeys with podiums ranging from 3 to 6 storeys. Building A at the southeast corner of the subject property will be 25 storeys tall, Building B will be 29 storeys tall, and building C will be 25 storeys tall. A mechanical penthouse, setback from the building edge, is to be included on the top of each tower.



Figure 9: Site plan of the proposed development with the proposed layout and positioning of the three towers. Source: Fotenn Planning & Design 2022.



Figure 10: Site plan illustrating the full build-out of the property with two towers along Baseline and a 25-storey setback along Fisher Avenue. Source: Rodrick Lahey Architect Inc. 2022

**SITE INFORMATION**

ZONING	GM		
<b>SITE AREA</b>			
Total Site Area:	14,286m <sup>2</sup>		
<b>HEIGHT</b>			
	18m		
<b>PARKING RATES</b>			
REQUIRED			
Residential:	1,2 p/unit		
Visitor:	0,2 p/unit		
Bicycle:	0,5 p/unit		
Shopping Centre:	3,6 p/100m <sup>2</sup>		
Retail:	3,4 p/100m <sup>2</sup>		
<b>MAXIMUM FSI</b>			
	2		
<b>AMENITIES RATE</b>			
Required	6m <sup>2</sup> / unit		
<b>SETBACKS</b>			
	F.Y.	S.Y.	R.Y.
	3m	5m	7.5m

**DEVELOPMENT STATISTICS**

<b>RESIDENTIAL UNITS</b>		
Apartment: ~785		
Assumes an 85% efficiency		
<b>GFA</b>		
	Commercial	Residential
	~2,607m <sup>2</sup>	~62,829m <sup>2</sup>
<b>TOTAL AREA</b>		
	Commercial	Residential
	~ 3,068m <sup>2</sup>	~73,917m <sup>2</sup>
<b>FSI</b>		
	4,58	
<b>PARKING</b>		
	Required	Provided
Residential:	942	TBD (udg)
Visitor:	157	TBD (udg)
Retail:	89	TBD (udg)
Bicycle:	341	TBD (udg)
<b>AMENITIES</b>		
Required	6m <sup>2</sup> x 785 = 4,712m <sup>2</sup>	
Provided	3,066m <sup>2</sup> (outdoor) + indoor (TBD)	

The buildout of the development proposal will be formalized through a phased Site Plan Control application. Phase 1 will consist of Building A on the existing spillover surface parking lot, and the existing commercial mall will be retained. Once Building A is established, a later phase would see the eventual demolition of the commercial mall and the construction of Buildings B and C.

Parking will be provided both below and at grade with the majority of resident parking being provided underground with visitor and retail parking being provided to the rear of the buildings. Building A will have an independent parking garage from Buildings B and C. Two vehicle accesses point are proposed along Fisher Avenue to minimize pedestrian-vehicle conflicts and allow for a continuous sidewalk along Baseline road.

The location is permissive of added height for the proposed development under the current policies of the Official Plan. A considerable amount of density is being added to the site and it is expected that this density will contribute to the ridership at the planned rapid transit station.

A Privately Owned Public Space (‘POPS’) of XYZm<sup>2</sup> is proposed as part of the development proposal. This will be programmed as an urban parkette that provides seating and would be an ideal location to consume food and beverages potentially purchased from the proposed ground floor retail spaces, and to wait for transit arrival on the various adjacent bus routes.



Figure 11: Rendered perspective view looking east from Sunnycrest Drive illustrating massing. Source: RLA



Figure 12: Rendered perspective view looking west from Fisher Avenue towards the two towers on Baseline Rodrick Lahey Architect Inc. 2022



Figure 13: Rendered perspective view from Baseline Road illustrating the massing, and street edge of the four-storey podium expression. Source: Rodrick Lahey Architect Inc. 2022

neighbourhood. At grade retail will promote an urban pedestrian realm that is animated and visible from the street. Street trees and landscape plantings will be provided along Baseline Road and Fisher Avenue to provide a buffer from the street and soften the transition between the street and building façade. Trees and landscaping will also be planted throughout the site in outdoor amenity areas, parking lots, and along required yard setbacks.

A sizable Privately Owned Public Space ('POPS') is proposed as part of the development proposal. This POPS is proposed to function as an urban plaza and will be designed to provide a functional area for outdoor leisure. A detailed landscape plan for this POPS will be submitted at the Site Plan Control phase.

### **Sun/Shade Studies**

The sun/shade studies prepared to assess the potential impact of shadows cast from the towers across the agricultural lands document that there should be no little impact during the active growing period between June 21 to September 21. The shadowing analysis shows that the northern corner of CEF lands will be progressively in shadow for up to several hours in the morning between 8am and 10am suggesting that the shading may compromise the growth of crops as the season progresses.

The extent to which the shadowing will affect scientific activities will require input from the research institution, but it is very likely there will be some impact from shadow falling from the east. This means that the fields will be in shade and not receive morning light when photosynthesis is optimal. The research scientists working on the land affected by the shadows are the sole sources of definitive information about the impacts of shadows. The caveat here is when the harvest has taken place and if the fields are fallow by late September solstice.



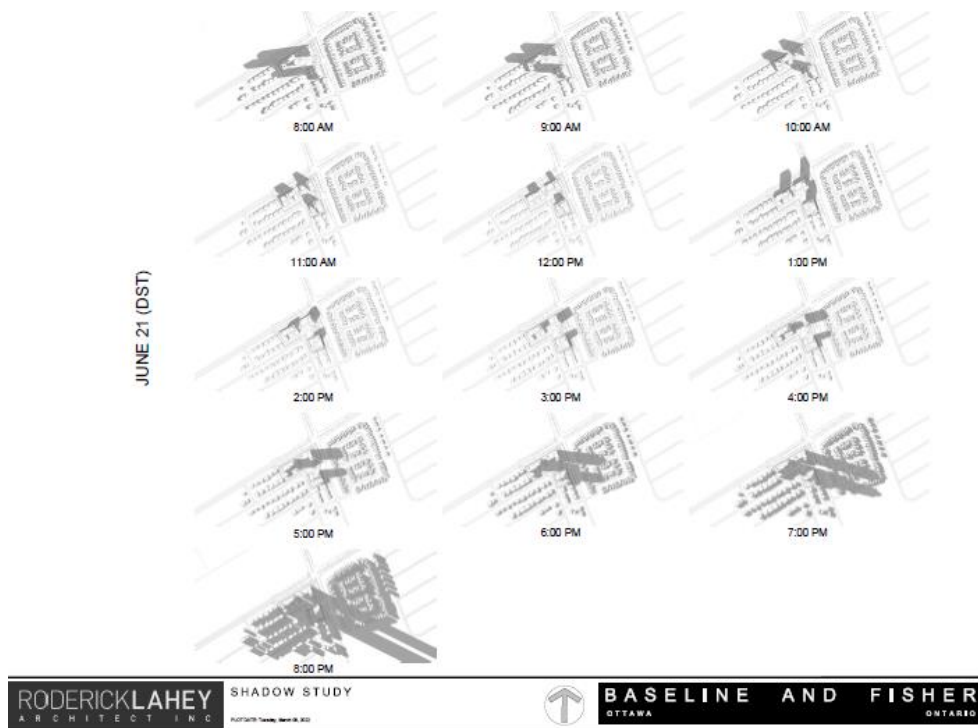
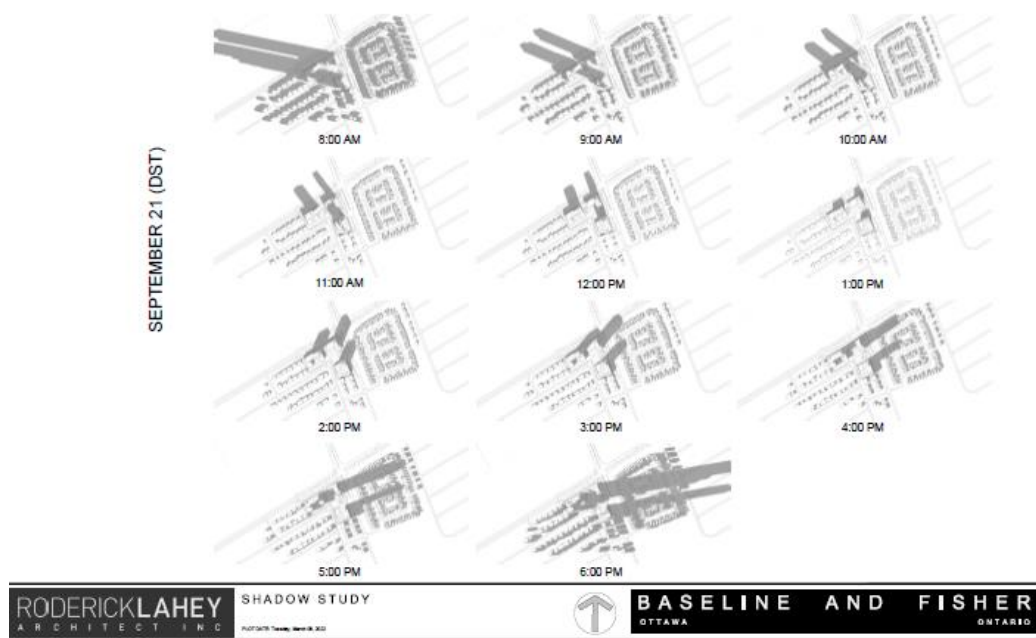


Figure 14 & 15: Shadow Study for June 21 and September 21 (DST) indicates that the impact of shading in June will be negligible. By September 21 there will be shading of the northeast agricultural lands in the early mornings extending until 10am. This will be mitigated given that most agricultural crops will have been harvested by this time of year. Source: Rodrick Lahey Architect Inc. 2022



## 4.0 IMPACT OF THE PROPOSED DEVELOPMENT, ALTERNATIVES AND MITIGATION MEASURES

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This section specifically addresses the potential impacts of the development proposal on the cultural heritage values of the Central Experimental Farm National Historic Site. The impacts are assessed using Section 4.6.3 of both the existing and new Official Plan. The heritage attributes and character-defining features of the Central Experimental Farm NHS are itemized in Section 2.0.

### 4.1 Impact of the Development Proposal

4.6.3 The cultural heritage impact statement will do the following: [Amendment #96, February 22, 2012]

1. *Describe the positive and adverse impacts on the heritage resource or heritage conservation district that may reasonably be expected to result from the proposed development;*

#### Central Experimental Farm NHS

**Positive impacts** of the proposed development on the cultural heritage values of the Central Experimental Farm NHS include:

- The two 25-storey and one 29- storey towers will be a landmark defining the south-west corner of the CEF.
- Tower A (the initial phase of the project is set back along Fisher Avenue at the southern edge of the property and will have minimal to no impact in terms of shadowing and or wind.
- The shadowing of the fields from the three towers during the active growing season will be less than 2 hours by September 21 and should have little effect.

**Adverse impacts** of the proposed development on the cultural heritage values of the Central Experimental Farm NHS include:

- The setback between towers B and C and the active agricultural fields is more than 50m, which should not result in shadowing over long periods of time throughout the day. Early morning shadowing based on the progression of shadowing between June 21 and September 21 study suggests there will be shading. It is questionable whether by the fall solstice there would be unharvested crops.
- The introduction of the rapid transit along Baseline with additional right of way and a buffer zone/wind break will result in minimal impact affecting a small portion of maturing crops from mid August -September.

### 4.2 Alternatives and Mitigation Measures

2. *Describe the actions that may reasonably be required to prevent, minimize, or mitigate the adverse impacts.*
  - Reducing the height of the two towers along Baseline.
  - The introduction of shelterbelts along the edge of the Experimental Farm will be a positive inclusion that will improve the long-term health of the Central Experimental Farm and provide a pleasant vista for users of the pedestrian and cycle facilities. (Given that the shelter belt is

located along the south boundary they will introduce shade to the cultivated fields and offset the need to reduce the tower height as a mitigation measure.)

### 4.3 Central Experimental Farm NHS

#### Directly Affected Cultural Heritage Attributes

The CIS and SOS for the Central Experimental Farm National Historic Site of Canada organize the cultural landscape into three parts:

- 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 part of the CEF that could be impacted by a development on Baseline and Fisher is the experimental fields, plots.

The CIS states that:

The designated place will be unimpaired and not under threat when:

- 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 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;
- a sufficiently large area to carry out and support the scientific research function is maintained;
- the character of a “farm” as defined by fields, utilitarian buildings and circulation patterns is recognized; and
- the “farm within a city” remains sufficiently large to provide a contrast to the scale of urban development.

The CIS and SOS also recognize that: “The Farm is now bounded on all sides by urban development, with plans to accommodate high volumes of traffic. Views outward from the CEF are not identified as defining features. They support ‘a sense of place’ of the CEF as a distinct environment within a city.

The subject property is not identified as within a significant view plane as outlined in Annex 8A of the Current Official Plan or Schedule C6-A of the New Official Plan. Views looking south to the towers are not necessarily a concern, they will introduce a focused landmark from within the boundaries of the CEF.

#### Standards and Guidelines for the Conservation of Historic Places in Canada

The City requires a CHIS to consider the impacts of a proposed intervention to a heritage property in the context of the *Standards and Guidelines for the Conservation of Historic Places in Canada* (hereafter cited as *Standards and Guidelines*.) The *Standards and Guidelines* include process steps, treatment categories, and general and specific guidelines to conserve the attributes of heritage resources. The proposed project is considered in the context of its potential to affect the preservation of heritage attributes of the historic place, including farm fields, through impacts on the cultural landscape’s heritage value and physical attributes. The *Standards and Guidelines* divide physical attributes into several categories, such as Land Patterns, Visual Relationships, Water Features, etc. The most relevant

categories are Evidence of Land Uses (section 4.1.1 of the *Standards and Guidelines*) and Visual Relationships (section 4.1.5.)

Section 4.1.1 Evidence of Land Use offers pertinent guidelines for determining the impact of the proposed development:

- Documenting all interventions that affect land use and ensuring that this documentation will be available to those responsible for future interventions.
- Not introducing a new feature that is incompatible in function with the past or continuing land use.

The most pertinent guidelines for examining the impact of the proposed development from Section 4.1.5 on Visual Relationships are:

- Documenting the visual relationships in the cultural landscape
- Protecting and maintaining the features that define visual relationships

Since the city has surrounded the Farm for a long time, views of the fields from key vantage points, such as along Baseline Road, Carling Avenue, Prince of Wales Drive and Fisher Avenue, and the fields themselves as landscape elements will not change with new development on Baseline Road. The key issue when considering conservation steps is any mitigation or conservation measures that should be considered to retain evidence of land use, specifically the use of the entire CEF as an historic scientific landscape with extensive farm fields.

**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.

**Discussion:** The core brick clad science and administrative buildings are located approximately 1km from the development site (Figure 9) and the proposed development will have no adverse impacts on the core buildings of the CEF. The proposed development will have no adverse impacts on the identified viewsapes. The development site is located to the south of the experimental fields, plots, and shelterbelt. There are potentially adverse impacts due to shadowing of the fields and plots along the southern boundary along Baseline.

#### 4.4 Conclusions

This CHIS has reviewed the proposed development (building of three high rise residential towers of 25, 25 and 29 storeys) and taken into consideration both positive and negative impacts on attributes and values of the CEF. Both the CIS and SOS acknowledge that development within the urban areas outside the boundaries of the CEF is not necessarily a threat to the heritage value or integrity of the CEF as a historic place. It is the consultant's opinion that the proposed development will have no significant impacts on the identified cultural heritage values associated with the Central Experimental Farm NHS.

## 5.0 AUTHORS QUALIFICATIONS

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**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 assessing the impact of development on heritage resources. The firm was incorporated in 1984.

**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.

# APPENDIX A: COMMEMORATIVE INTEGRITY STATEMENT FOR THE CENTRAL EXPERIMENTAL FARM NATIONAL HISTORIC SITE OF CANADA

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## 4.1 Character of the Designated Place

The Central Experimental Farm is characterized as a planned, designed and evolved cultural landscape whose national significance lies in part in its physical manifestations of the 19th century philosophy of agriculture and the Picturesque landscape linked by the 1880's design. Incorporated into this are administrative, scientific and agricultural buildings which respect the original design. Implicit in the Picturesque design are the relationships between the core zones, between buildings and the outdoor spaces, including the well-established system of paths and roadways, the long vistas across fields and water, and the intangible, life-giving qualities of light. All are still legible on the landscape, all enhance the aesthetic character of the Central Experimental Farm, and all reinforce the sense of historic place. The original plan divides the Farm into three clearly defined primary zones, each representing an area of concentration and specialization: the central core of functional farm, science and administration buildings; the experimental fields and plots with their bordering shelter belts; and the arboretum, ornamental gardens and experimental hedges.

**4.1 a Within the first zone**, the central core is organized around the Driveway. To the north of the Driveway, the science and administration buildings are arranged around an expanse of lawn, south of the Saunders Building. Trees and shrubs are laid out in a gardenesque manner so that each plant is displayed to its best advantage. To the south of the Driveway is situated the model farm. The model farm was intended to demonstrate the most efficient and orderly layout of farm buildings, although its primary functions included pure and applied scientific agricultural research and practical farming. The task of directing the entire network of Dominion Experimental Farms, as well as the Central Experimental Farm, was carried on from the administration buildings. Originally, many of the residences for senior Farm personnel were grouped in this central core.

**4.1 b The second zone** of experimental fields and plots is located to the south and west of the central core. Planted with a variety of crops for testing, these are well laid out in a highly -9- ordered pattern, with an orderly system of laneways for easy access, and protective fencing.

Within the fields are clusters of small buildings which serve as field laboratories, supporting the active research projects. The Booth barn complex, in part predating the establishment of the farm, is located at the south end of the fields, near Baseline Road.

The Farm's development of hardy trees for shelterbelts is illustrated by the remaining stands of trees at the west side of the Farm, along the north end of Fisher Avenue. The shelterbelts serve the practical agronomic function of protecting the fields. Extensive research was formerly carried out on the design

and establishment of shelterbelts, as well as the tree species which were most suitable; such information was particularly important to prairie farmers.

**4.1 c In the third zone**, the arboretum is laid out on the easternmost side of the Farm. Planned as a means of testing and demonstrating suitable tree species for various hardiness zones of the country, this site is characterized by its wide variety of specimen trees and shrubs. Together with the experimental hedge collection, located north of the Saunders Building lawn, and the ornamental beds west of Prince of Wales Drive, the arboretum illustrates the scope of the Farm's scientific activity, as well as the view that beautification schemes enhance farm life. These primary zones are orchestrated into a unified plan that is characterized by its pastoral appearance. It incorporates such features as long stretches of lawn and fields, gently rolling land, pleasing water vistas, a core of buildings attractively set among groups of mature trees and clumps of shrubbery, and winding pathways that encourage outdoor enjoyment and provide leisurely changes of experience.

The orderliness and neatness which are so characteristic of the Farm are not only pleasing to the eye, but are also critical to the Farm's scientific pursuits. The Picturesque character of the core farm buildings is illustrated by their compatible scale, varied massing and silhouettes, as well as by the variety and application of their wood cladding. The same vocabulary is applied to the core science and administration buildings, but these are distinguished from the farm buildings by the use of brick cladding. The glass and metal framed greenhouses exhibit similar qualities. Buildings of the 1920s and 1930s adhere to the established design vocabulary, but are modified to suit the more functional taste of the period.

The Picturesque quality of the Central Experimental Farm is further enhanced by the manner in which the core buildings are frequently set off by flower beds, shade trees, shrubbery and lawn. The Sir John Carling Building, situated at the northeast corner of the property, respects the underlying organization of the 1880s plan through its location in the central core, and its setting of lawns and flower beds. As the headquarters of the Department of Agriculture and Agri-food Canada, it speaks to the pivotal role of the department in the agricultural history of Canada.

Although not linked to agricultural research, the Observatory complex at the north end of the property likewise reflects the historic character of its surroundings as a "scientific campus" and contributes to the character of the Central Experimental Farm.

The Farm is now bounded on three sides by urban development, characterized by major roadways carrying high volumes of traffic, and mature residential and institutional areas. This provides a strong sense of contrast and juxtaposition, emphasizing the rural qualities of the Farm: it is possible to drive along a multi-lane urban roadway and suddenly come across a view of wide fields bordered by leafy green lanes to the cluster of barns in the central core.

The parkways which now run through the Farm, the Driveway which is owned by the National Capital Commission and Prince of Wales Drive which is owned by the Regional Municipality of Ottawa- Carleton,

are scenic roadways which link the Farm to the city and reinforce the distinctive character of the historic place.

#### **4.2 Objectives for the Designated Place**

The designated place will be unimpaired and not under threat when:

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 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;

- a sufficiently large area to carry out and support the scientific research function is maintained;

- the character of a “farm” as defined by fields, utilitarian buildings and circulation patterns is recognized; and

- the “farm within a city” remains sufficiently large to provide a contrast to the scale of urban development. the historic values of the designated place are communicated to the public.

#### **5.1 Landscape Features that Symbolize or Represent the Site’s National Historic Significance**

As previously noted, this cultural landscape is manifested by its division into three primary zones. Each zone is comprised of patterns and features which, together, give each its unique character. These character-defining elements can be categorized as either landscape elements or buildings.

##### **5.1 b The Experimental Fields, Plots and Shelterbelts**

The cultural landscape within this zone is characterized by the following elements which, as they visually express both the Picturesque composition and the activity of scientific agricultural research and practical verification, are level 1 resources: the orderly organization of the fields based on a grid system reinforced by a regular system of roadways and access lanes, many of which are tree-lined, and distinctive internal fencing: red “pencil posts” with white tops; within the parameters of the grid system the variable sizes, colours, textures and seasonal variations of the fields and of the plots into which they are subdivided, which reflect ongoing agricultural research needs; the presence of clusters of small research support buildings in the fields; the relationship between the open fields and the heavily screened Driveway with its parkway characteristics of curbs and street lights and; the remaining shelterbelts on the western perimeter of Fisher Avenue at the north end of the Farm.

#### **5.2 Historic Values of the Cultural Landscape**

Taken as a whole, the Central Experimental Farm is valued as a distinctive cultural landscape which: symbolizes the central role agriculture has played in shaping the country; portrays the 19th century philosophy of agriculture, within a Picturesque composition; reflects its function of agricultural research and practical verification in its layout and design; reflects the key role of the Central Experimental Farm in testing agricultural techniques and selecting varieties of crops and horticultural plants suitable for a wide range of climatic zones and soil types; and which represents a rare example of a farm within a city.



**5.2 b The experimental fields, plots and shelterbelts** are valued for the open fields which underscore the agricultural character of the place, and which are essential to an understanding of both the historic and the on-going function of scientific agricultural research, and to the understanding of 'a farm within the city'; the distinctive landscape features such as the orderly circulation system, the allées of trees, the fences, the divisions of fields into experimental plots, and the changing patterns of colours and textures which enhance an understanding of the on-going research function; the shelterbelts, which are valued for their role in research directed towards expanding agriculture in western Canada; and

- their distinctive views, including but not limited to: - the view from the corner of Baseline and Fisher, looking northeast to the central core, with the Booth barn complex in the foreground;
- 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.

## **APPENDIX B: STATEMENT OF SIGNIFICANCE FOR THE CENTRAL EXPERIMENTAL FARM NATIONAL HISTORIC SITE OF 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 in 1997 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 a 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.

### **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.