

A HERITAGE IMPACT ASSESSMENT

381 KENT STREET, OTTAWA



August 2023 Revision 1

Commonwealth
Historic Resource Management

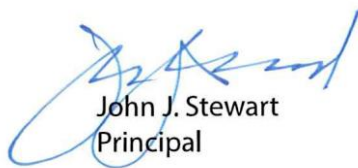


AUTHORS QUALIFICATIONS

Commonwealth Historic Resource Management offers professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources.

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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.



John J. Stewart
Principal

TABLE OF CONTENTS

- AUTHORS QUALIFICATIONS.....2
- 1.0 INTRODUCTION.....1
 - 1.1 Purpose..... 1
 - 1.2 Site Location, Current Conditions, and Introduction to Development Site 2
 - 1.3 Built Heritage Context and Street Characteristics (Neighbourhood Character) 4
 - 1.4 Relevant Information from Council Approved Documents..... 5
- 2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY6
 - 2.1 Neighbourhood History 6
 - 2.2 The History of 381 Kent Street 8
- 3.0 STATEMENT OF CULTURAL HERITAGE VALUE10
 - 3.1 Statement of Cultural Heritage Value 10
- 4.0 DESCRIPTION OF PROPOSED DEVELOPMENT13
 - 4.1 Project Overview..... 13
 - 4.2 Design 14
 - 4.3 Finishes and Materiality 16
 - 4.4 Streetscape & Public Realm 19
- 5.0 IMPACT OF THE PROPOSED DEVELOPMENT21
 - 5.1 Centretown Heritage Conservation District Plan 2022. 21
 - 5.2 Centretown Community Design Plan (CCDP) 26
 - 5.3 Heritage Overlay..... 26
 - 5.4 Development Impacts 27
- 6.0 ALTERNATIVES AND MITIGATION STRATEGIES28
 - 6.1 Alternatives and Mitigation Measures..... 28
 - 6.2 Conclusions..... 28
- APPENDIX A: 381 KENT STREET SURVEY FORM29

1.0 INTRODUCTION

1.1 Purpose

The City of Ottawa has requested this Heritage Impact Assessment (HIA). The purpose of the HIA is to identify the cultural heritage resources and values that may be impacted by the demolition of the building at 381 Kent Street and construction of a residential mid-rise residential apartment. The proposed development is located on Kent Street with frontage along Gilmour and James Streets in the Centretown Heritage Conservation District (HCD). The existing commercial office low rise at 381 Kent will be demolished. Constructed in 1966, the modernist concrete expression is designated under Part V of the Ontario Heritage Act. According to the 2020 ERA evaluation (see Appendix A) has no classification and is considered non-Contributing in the 2022 Centretown Minto Park Heritage Conservation District Plan.

This HIA follows the content outline recommended by the City of Ottawa for Heritage Impact Assessments. Specifically, a Heritage Impact Assessment (“HIA”) should:

- a) Describe the positive and adverse impacts on the heritage conservation district that may be expected to result from the proposed development.
- b) Describe the actions that may reasonably be required to prevent, minimize, or mitigate the adverse impacts.
- c) Demonstrate that the proposal will not adversely impact the cultural heritage value of the Heritage Conservation District; and,
- d) Addresses how the design consults the heritage conservation district plan (specifically the policies and guidelines outlined in Sections 5 & 9).

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 HIAs, City of Ottawa;
- The Centretown Heritage Conservation District Study, 1996-1997.
- The Centretown Heritage Conservation District Plan, 2022.
- Centretown Community Design Plan (CCDP), Urban Strategies Inc., Delcan, ERA Architects, City of Ottawa. May 2013;
- Centretown Secondary Plan, Official Plan, City of Ottawa;
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010;
- Pre-consultation meeting minutes
- Site plans, renderings, and elevations,
- Cultural Heritage Impact Statement 359 Kent Street Commonwealth Historic Resource Management, 2022.
- 381 Kent Street, Ottawa Planning Rationale Zoning By-law Amendment + Site Plan Control, Fotenn Planning, March 2, 2023

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

The proposed development is a 9-storey residential building. Currently, on the site is a 5-storey medical office building. The plan is to redevelop through a Zoning By-law Amendment/ Site Plan Control Application to permit 9 storeys and includes a parkland dedication.

The property fronting onto Kent Street is a consolidation of 5 lots within the Centretown Heritage Conservation District. The block is bound by James Street to the south, Bank Street to the east, and Gilmour Avenue to the north. Up until 1965 individual residences separated by large side and rear yards, occupied the site. The existing building and large parking lot first appear on aerial views in 1976 (See figures 8 & 9.)

Between 1950 and 1965, the section of Kent Street between MacLaren and James Street was redeveloped with construction of the Legion House headquarters at 259 and the Kent Medical Building at 381 Kent Street. The 5-storey building is positioned on the consolidated lots, close to the Kent Street property line with parking along the interior block. Five residential 2.5 and 3 storey homes were demolished along with street trees that lined Kent Street and the east west streets. (See Figures 5 & 6.)



Figure 1: overview looking north- east with the existing 5-storey low rise at the corner of Kent and James. Source: Google

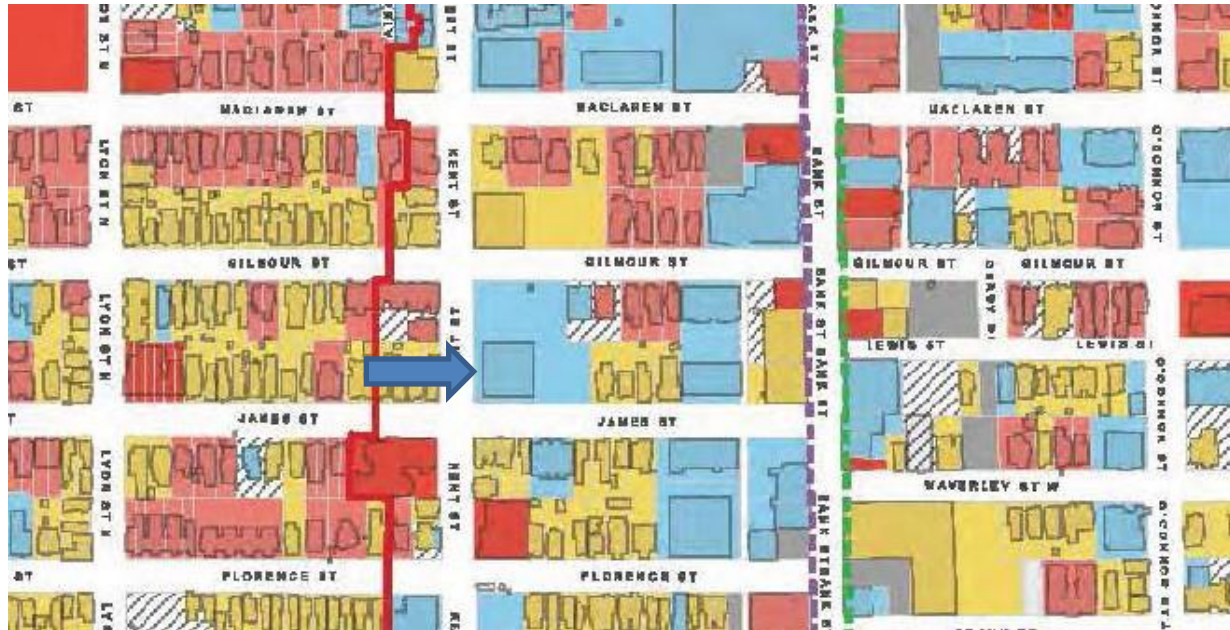


Figure 2: Detail of Appendix A Map 11 Property Classifications Centretown Heritage Inventory 2020. The plan illustrates the classification of the properties within and adjacent to the development site (381 Kent Arrowed) is classified as 'non-classified'(blue). Source: Centretown Heritage Inventory, Final Report, May 1, 2020. Source: ERA Architects



Figure 3: Block plan of the area development site in red. Development at both the Bank Street and Kent Street ends of the block have left the original residential homes isolated. Source Geottawa

1.3 Built Heritage Context and Street Characteristics (Neighbourhood Character)

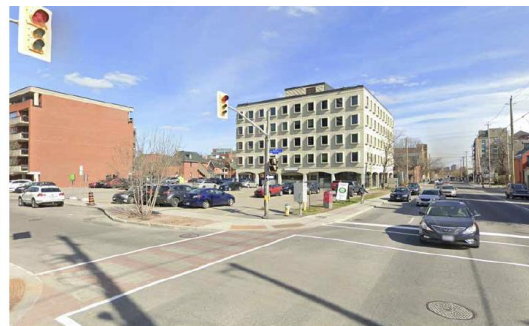
Digital Images of Cultural Heritage Attributes



Figure 4: Context views 1-6.
Source: Fotenn Planning 2023.



View 1



View 2



View 3



View 4



View 5



View 6

1.4 Relevant Information from Council Approved Documents

Official Plan

The City of Ottawa's Official Plan was amended and passed by City Council on October 27, 2021, with adoption of the revised version by Council on November 24, 2021. The Official Plan was approved with some modifications by the Minister of Municipal Affairs and Housing on November 4, 2022. The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.5 of the Official Plan. Section 4.5.1 addresses the requirements for a HIA when development has the potential to affect heritage resources contained within the development site that are designated under Parts IV and V of the OHA.

Central and East Downtown Core Secondary Plan ("CEDC SP"),

The Local Plan for this site is located in Volume 2A of the Official Plan. This secondary plan consolidates several former secondary plans, including the Central Area, Sandy Hill, Centretown and Uptown Rideau Street Secondary Plans. Section 3.4 specifically notes that development will respect the area's heritage character and where located on or adjacent to a built heritage resource, will be in accordance with the policies found in Section 4.5 – Cultural Heritage and Archaeology, of Volume 1 of the Official Plan.

Centretown and Minto Heritage Conservation District Plan (2022)

An updated study to replace the 1997 Centretown Heritage Conservation District (HCD) report was adopted by the Built Heritage Sub-Committee meeting in June 2022. Updates to the study include the classification of both contributing and non-contributing properties identified in the inventory. Contributing properties are considered to have design, historic and/or associative value or contextual value, as determined through the inventory. Non-contributing properties identified in the inventory are those that do not express or reflect the area's heritage character.

The Plan contains Policies and Guidelines for Managing Change, including a set of general policies to provide overarching direction to the HCD, as well as sections relating to demolition and relocation, conservation and repair, alterations, additions, new construction, landscape treatment, and public realm.

Centretown Community Design Plan (CCDP), 2013

The CDP provides guidance for the integration of heritage resources into new infill development.

Urban Design Guidelines**Urban Design Guidelines for High-rise Buildings**

The City recently revised the urban design guidelines for high-rise buildings to reflect the High-Rise building policies currently under appeal within Official Plan Amendment #150. City Council voted in favour of these guidelines on May 23, 2018.

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Neighbourhood History

The history of Centretown is outlined in detail in the 1997 Heritage Conservation District Study. The built heritage context along Kent streetscape dates between pre-1888 through to 1939 with a consistent expression typically 2-1/2 storeys in height, brick clad, with one or two storey porches, bay windows, with gables facing the street. After 1960 newer larger non-residential development occurs. East-west streets including McLaren, Gilmour and James Streets are similar in character with more recent five and six storey developments bookending the blocks at Bank and Kent. The west end of Gilmour Street and to the south of 381 Kent site is characterized by surface parking lots, traditional single-family residences and more recent low-rise apartment buildings are found midblock.



Figure 5: View of Kent Street at McLaren looking south. The tree canopy was a feature element along Kent Street.

Source: *Kent Street as It Was, and Is. Urbisite 2021*



Figure 6: An undated street view (predating the construction of the Legion House) illustrates the appearance of the block between MacLaren and James framed with mature street trees. The grouping of residential homes in the background on the left were demolished in 1975 to make way for the 5-storey Kent Medical Building. The foreground building on the left was demolished to construct the Legion Headquarter building at 359 Kent. Source: *Kent Street as it was and is. Urbisite*

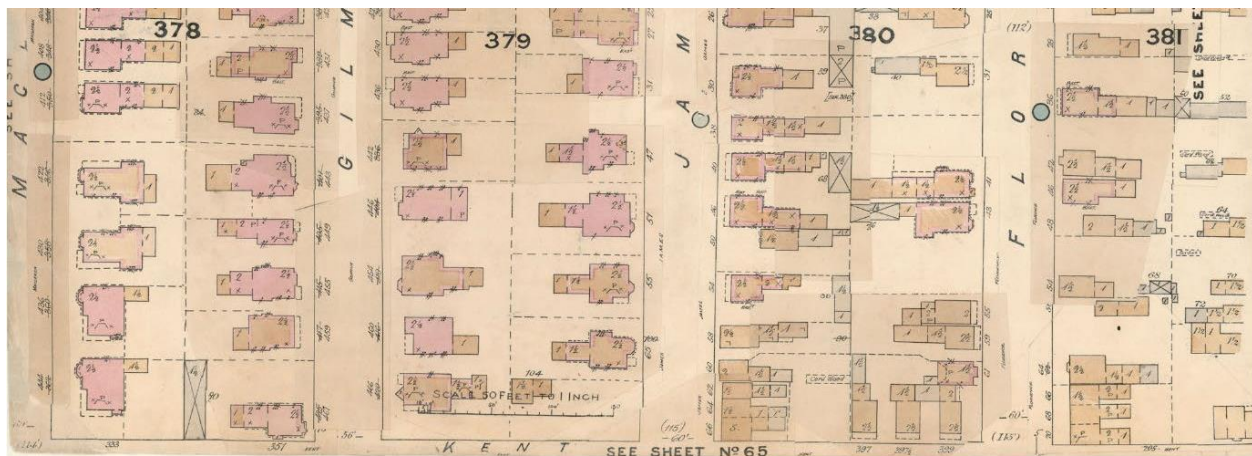


Figure 7: Fire Insurance Plan dating from 1902 and revised 1911. The entire block has been built out by 1902. 381 Kent is a consolidation of 5 lots. The 4 homes along Gilmour appear as a single lot.

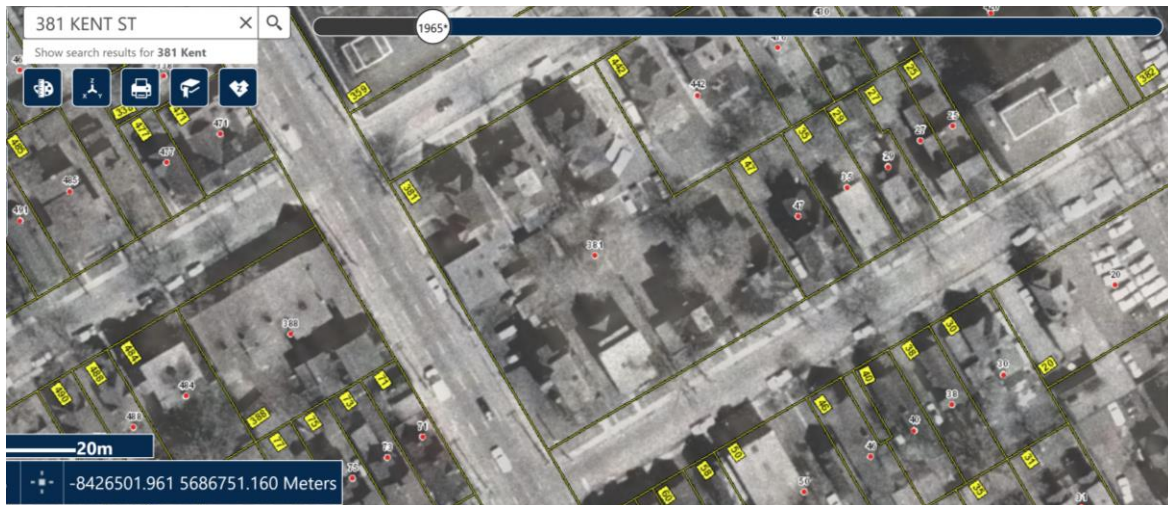


Figure 8: 1965 Aerial view of the sites illustrating the development pattern with the individual residences. Source: GeoOttawa

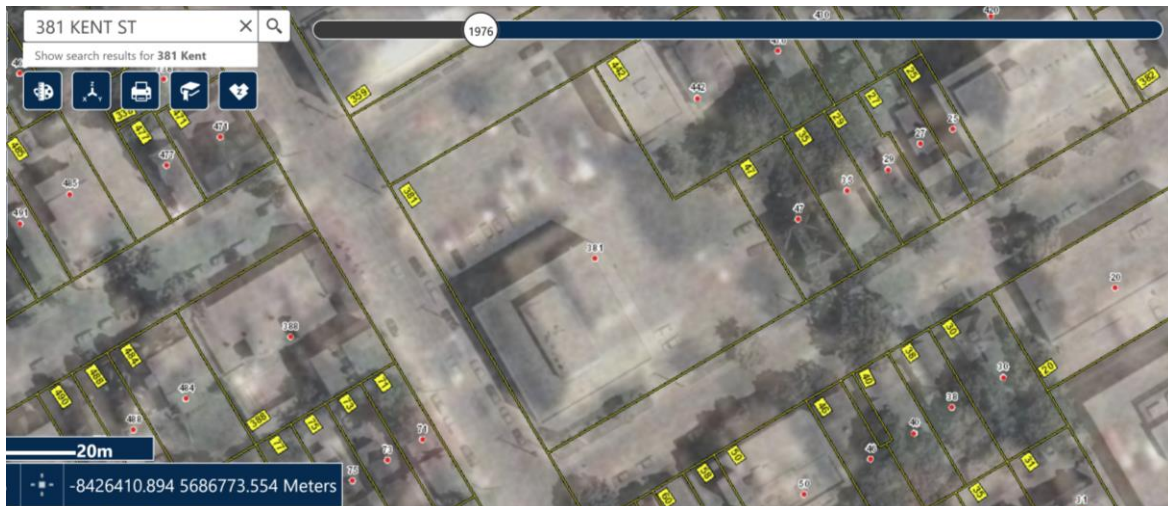


Figure 9: 1976 Aerial view showing the site cleared of residences and the new midrise in place. Source: GeoOttawa

2.2 The History of 381 Kent Street

The existing Dynacare Laboratory and Health Care Centre is a 5-storey concrete commercial office with an arcaded ground floor and a recessed retail on the ground floor. No architect has been identified as yet. Based on the aerial photograph the five-storey low-rise was constructed in 1976. Its construction required the demolition of houses on 5 lots at the west end of the block between bank and Kent street. Stylistically it is described in the ERA evaluation sheet as a Brutalist Post-modern vernacular low-rise auto oriented commercial office building. Earlier evaluation from the 1996 inventory were not located in City files.

The front façade is setback with a grassed area wrapping around to the James Street frontage. Kent Street presents a façade identical to the other three sides with an arched arcade and the ground floor retail set back from the façade. An interesting tapestry high relief tile is used on the ground floor façade and can be seen cladding the mechanical penthouse on the roof. The upper floors are a cream toned concrete with score lines defining each level and evenly spaced punched windows set-in a raised frame. A simple

cornice with metal flashing frames the flat roof. The proposed redevelopment plan calls for its demolition and the construction of a 9-storey mid-rise.



Figure 10: The view looking south towards the low rise building from the parking lot with the arcaded auto-oriented drop-off entrance at the parking lot side of the building. The style of this 4-square is described in the ERA evaluation sheet as a Brutalist Post-modernist vernacular low-rise commercial office building.



Figure 11: The view from Kent Street presents a façade identical to the other three sides with an arched arcade and the ground floor retail set back. The upper floors are a cream toned concrete with score lines defining each level and evenly spaced punched windows set-in a raised frame. Source: Google maps.

3.0 STATEMENT OF CULTURAL HERITAGE VALUE

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

3.1 Statement of Cultural Heritage Value

DESCRIPTION OF HISTORIC PLACE

The Centretown Heritage Conservation District is a primarily residential area, with some commercial corridors, within downtown Ottawa. Centretown is a large area in the centre of Ottawa, south of Parliament Hill, to the north of the Queensway corridor and to the west of the Rideau Canal. Since its development, Centretown has served as a residential community serving the government activities of Uppertown and has been home to many of the civil servants and government ministers of Parliament Hill. The majority of the buildings in the district were constructed between the 1880s and the 1930s, and in the area around the development site the original low to medium residential scale can be found midblock with larger more recent development fronting onto Bank and Kent Streets.

The District was designated under Part V of the Ontario Heritage Act by the City of Ottawa in 1997 (By-law 269-97). The Centretown and Minto Heritage Conservation District Plan replaced the Study in 2022.

HERITAGE VALUE

The Centretown and Minto Heritage Conservation District is closely associated with the governmental character of Uppertown to the north. 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 broad selection of sandstones and limestones, a full range of milled architectural wood products, and decorative components in terra cotta, wrought iron and pressed metal.

The boundary of the District extends to the homes on the west side of Kent Street. Legion House at 359 and the Dynacare Centre at 381 represent 20th century renewal. This area of Centretown was predominately a residential neighbourhood with a variety of architectural styles dating from the 1880s through the 1920s. In the 1960s, land values in Centretown escalated creating a competitive market for office, retail commercial, parking, and high-density residential uses. On the east side of Kent, older residential buildings were demolished to make way for these larger office and apartment buildings and surface parking lots. Groupings of traditional residential homes are found midblock, some of which are being converted to commercial use.

As is characteristic of the post-war period, there was an increase in motor transportation through the area. Kent Street in particular was reconfigured as a one-way north bound main car route. This accounts for the ever-increasing parking lot spaces near Legion House on Gilmour and James Streets, which start to expand in 1965 to meet this growing demand.

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 and Centretown Heritage Conservation District Plan 2022.






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 mid-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 mid-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 a significant role in shaping Canada; and,
- Its historical role as a meeting place for governmental and community groups, clubs, and organizations.



**Centretown and Minto Park Heritage Conservation Districts /
Secteur de Conservation des Biens Culturels - Centretown et Parc Minto**

	Centretown Heritage Conservation District Boundary / Secteur de Conservation des Biens Culturels - Centretown		Contributing building / Bâtiment contribuant à la valeur patrimoniale
	Minto Park Heritage Conservation District Boundary / Secteur de Conservation des Biens Culturels - Parc Minto		Contributing park / Parc contribuant à la valeur patrimoniale
			Individually Designated Buildings Part IV of OHA / Édifices désignés individuellement Partie IV

0 25 50 100 150 200 m

Planning, Infrastructure and Economic Development Department.
Géospatial Analysis, Technology and Solutions
Services de la planification, de l'infrastructure et du développement économique.
Analyse géospatiale, technologie et solutions.

Figure 12: Ground plan of the CHCD. Properties have been categorized as “Contributing” or “Non-Contributing.” “Contributing properties (fuchsia) are considered to have design, historic and/or associative value or contextual value, as determined through the inventory. For the purposes of this Plan Contributing properties are those classified as Significant Resources, Character-Defining Resources and Character-Supporting Resources and are intended to be retained and conserved. The building at 381 Kent appears as a non-contributing property shown in (white) and delineated with a blue arrow. Source: City of Ottawa.

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Project Overview

Demolition:

The subject property is classified under the Centretown HCD Plan as a non-contributing building. As such, demolition is acceptable although the city would prefer the applicants to consider the retention. The applicant's plan calls for the existing building to be demolished and the construction of a 9-storey mid-rise mixed-use building.

Context

- Compatibility with the Heritage Conservation District Plan

The building's design respects and is sensitive to the HCDs' cultural heritage value and attributes in terms of scale, materiality, exterior finishes and cladding, architectural elements, and treatments such as window patterns and design, respect for the existing pattern of building setbacks, massing, height, and scale. Along James and Gilmour Streets the building is set back in line with existing homes and along Kent the commercial section is brought closer to the street with the park dedication set in front of the residential section. A feature contribution of the plan calls for the reintroduction of street trees along all three frontages.



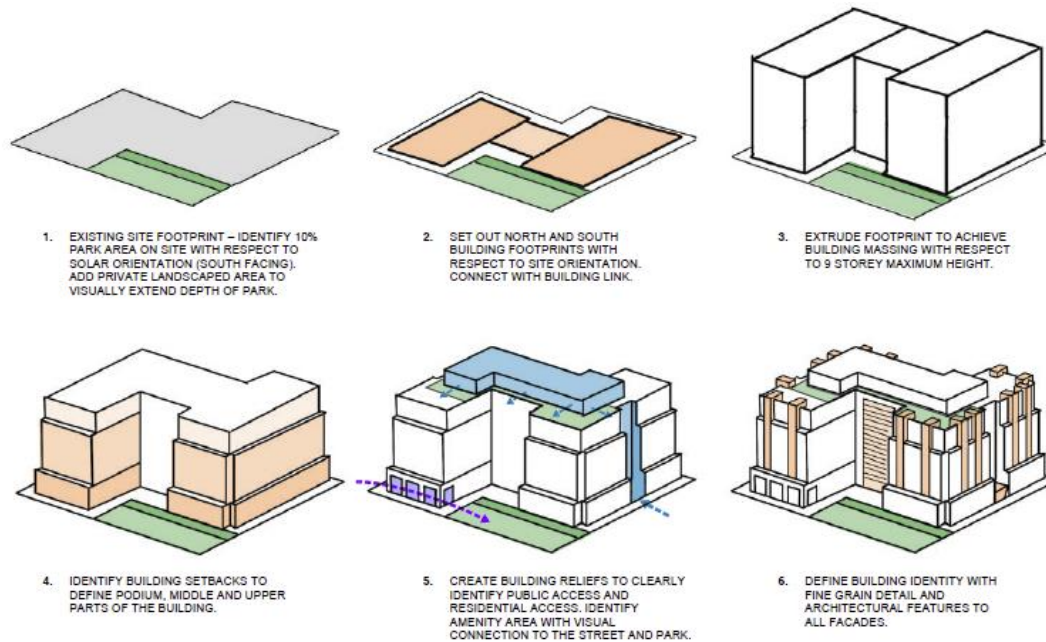


Figure 13: The streetscapes document the new development and its relationship to neighbouring buildings on both sides of Kent, Gilmour, and James Streets. Source: Neuf Architecture 2023.

4.2 Design

The building massing is organized with three frontages focusing on Kent Street and the two east-west streets. The Kent street façade is broken up into three sections with a commercial portion set

close to the street with an arcaded public space, a central section set back and the southern portion of the building set behind a public park. Entrances to the residential upper floors are along Gilmour and James Street. The building is organized with a two-storey base/podium, with the body of the building stepping back, and a further step-back and change in material referencing the two-storey top. The proposal addresses the guidelines and policies as they relate to new construction in Section 9.0 of the Centretown Heritage Conservation District Plan. These are reviewed with particular consideration of the policies for mid- and high-rise buildings in section 9.3.



DESIGN CONCEPT

DESIGN BRIEF

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FEBRUARY 17TH 2023

Figure 14: Contextual analysis and the building’s setbacks, massing, and active pedestrian flow around the building. Source: Neuf Architecture 2023.



Figure 15: Contextual analysis and the building's massing, rhythm, and vertical organization. Source: Neuf Architecture 2023.



Figure 16: Bird's Eye view of the development along Kent Street. Source: Neuf Architecture 2023.

The proposed development takes the form of a mid-rise building consisting of a mixture of residential and commercial uses. Commercial uses are proposed at the ground floor in the northwest corner of the site. A total commercial gross floor area of 171m² is proposed. The remainder of the ground floor envisions common areas and walk-out residential apartment units. The upper floors consist of apartment uses. A total of 218 units are proposed. Two levels of underground parking are proposed, totaling 161 vehicle parking spaces, 88 bicycle parking spaces are proposed below-grade, with an additional 22 spaces being proposed at-grade.

A park of 385 square metres is planned for dedication to the City of Ottawa in the southwest corner of the site. This contribution rounds upward from a 10% dedication of the site area. The park location and building setbacks allow for adequate space to plant large sized deciduous trees along the perimeter and internal to the site. The building's positioning on the site with frontage on three street frontages makes it possible to reintroduce a dramatic change to the heritage district's environment with a tree canopy and visual appeal.

4.3 Finishes and Materiality

The streets adjacent to the subject property are diverse in architectural style and materiality. The three street frontages respond to these differing characters through contextually sensitive design of the building exterior. Material cladding include a Rideau red brick along the podium with a change in tone for the upper body and a white panel material used on the upper two floors.

Transition:

Particular attention has been given to the transition and street level design on James Street and Gilmour

Street. The building has been set back in line with the existing abutting properties. Direct access and landscape treatments will establish the cadence of the street. The 2.5 storey residence on James Street next to the new development would appear to be the most impacted. An effort to mitigate the transition between the proposed apartment and the adjacent house includes the use of red brick and integrating a datum line that matches the adjacent house as well as the individual entrances. On Gilmour, the neighbouring 6-storey apartment sits comfortably next to the new neighbor.

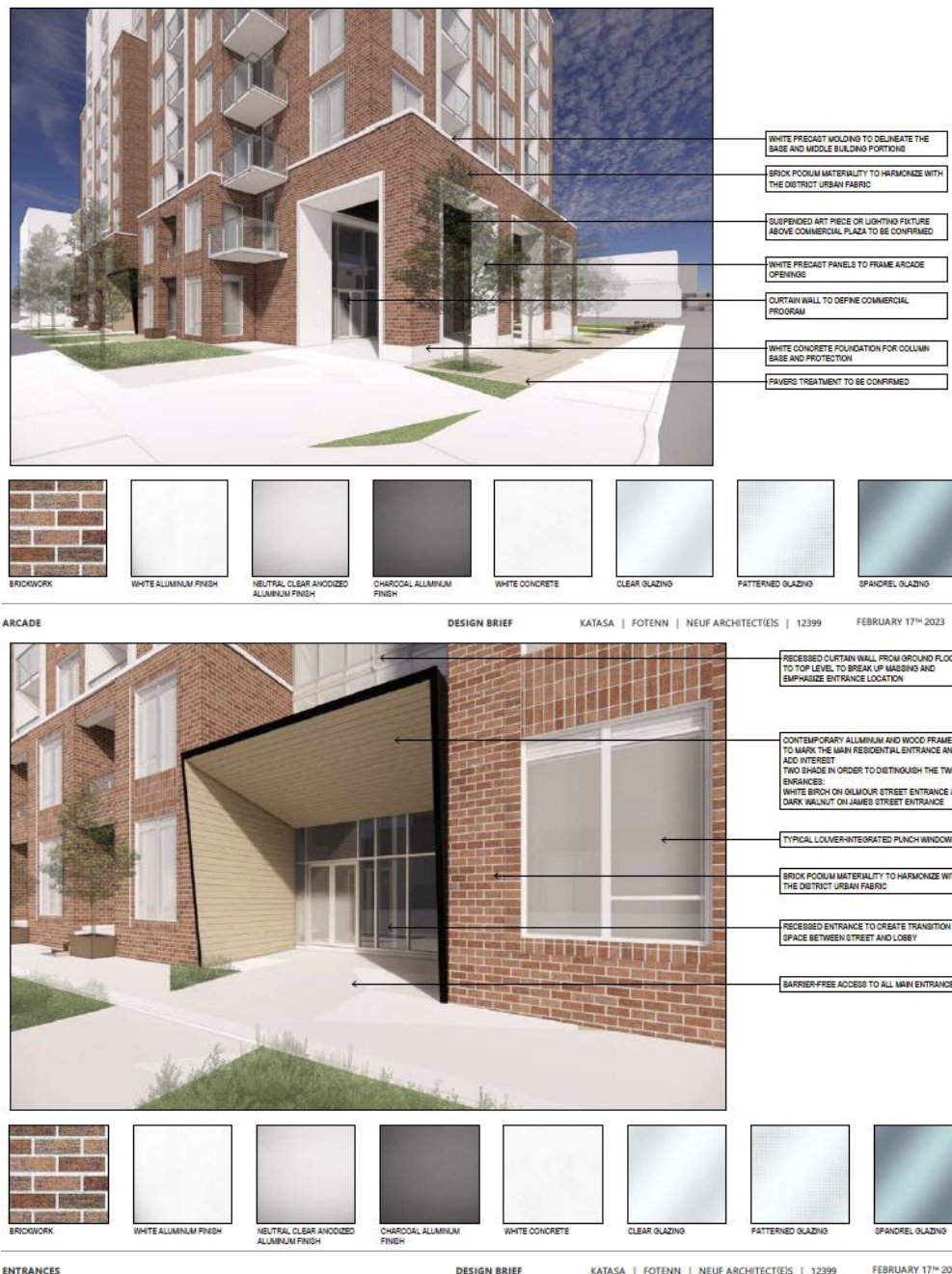


Figure 17: A series of views illustrating the Material Palette as one moves around the complex. Source: Neuf Architecture 2023.



Figure 18: The material palette for the body and upper section of the new development. Source: Neuf Architecture 2023.



Figure 19 : Kent Street elevation. Source: Neuf Architecture 2023.

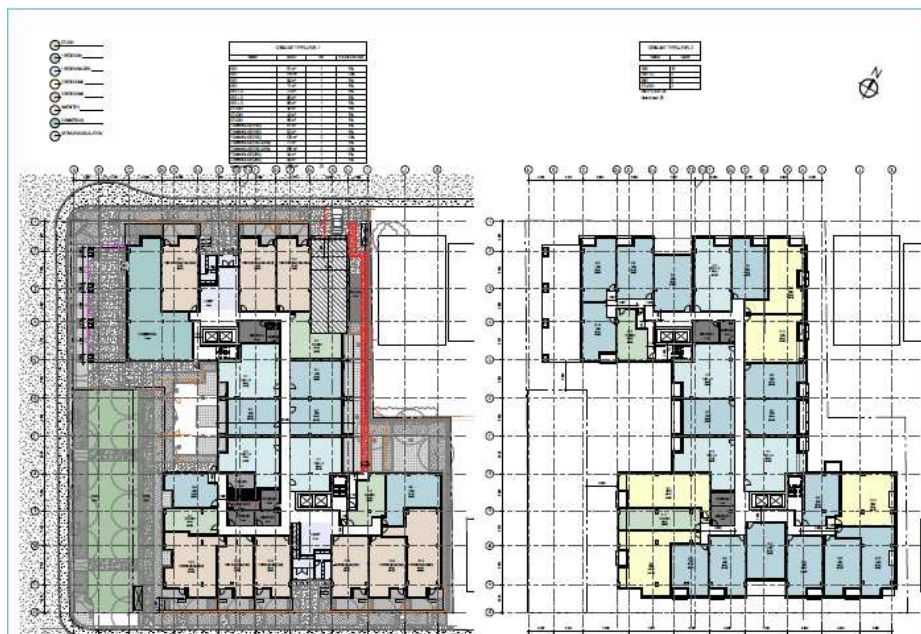


Figure 20: Ground floor and 1st floor plans. Source: Neuf Architecture 2023.

4.4 Streetscape & Public Realm



Figure 21: Views of the planned development from the intersection of Gilmour and Kent and James and Kent Streets. The public park on the corner, street trees, and separate at grade entrances help to re-establish the pedestrian realm through this portion of the HCD. Source: Neuf Architecture 2023.

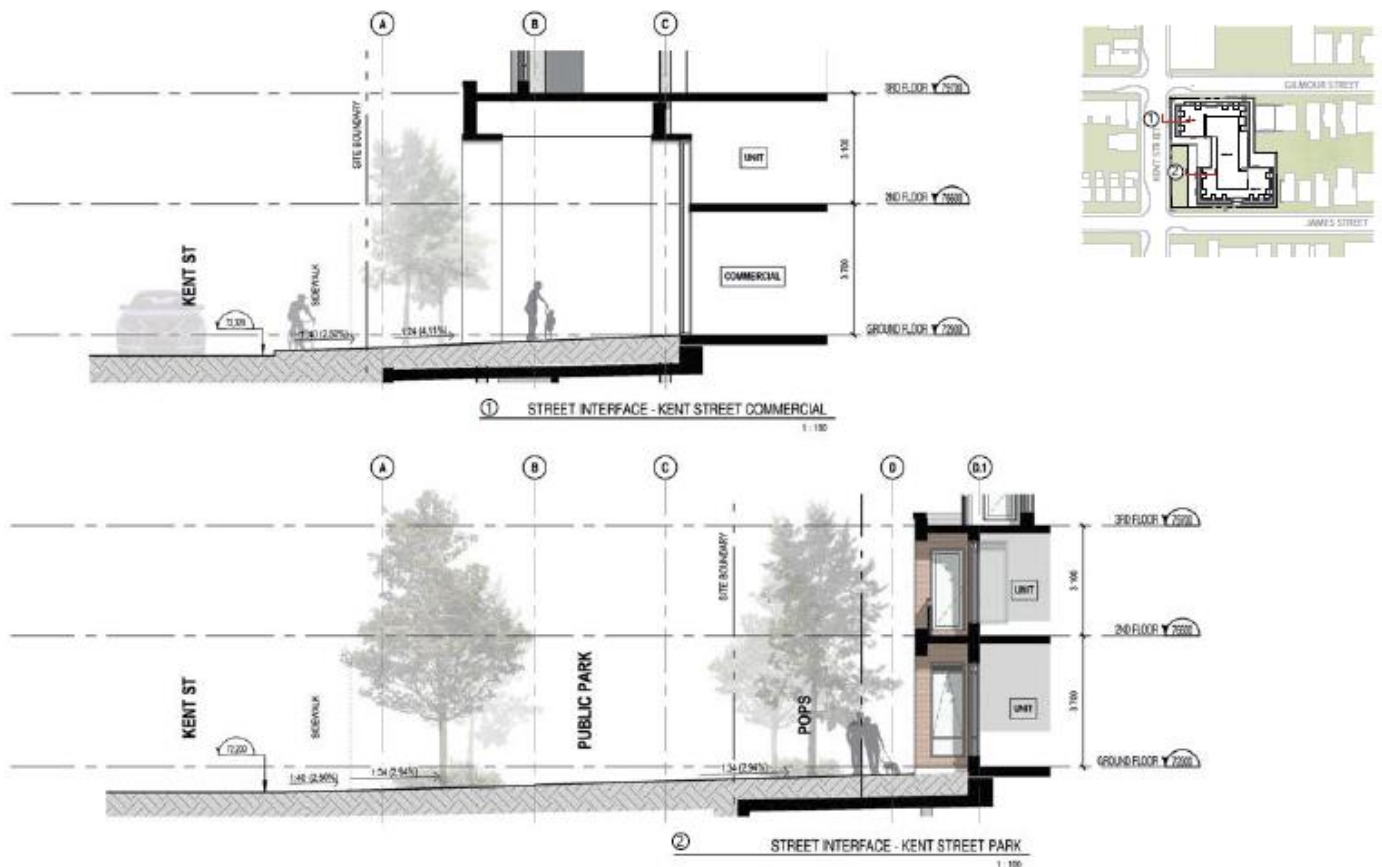


Figure 21: Sections illustrating the relationship of the building and its transition to the street at the commercial section with the projecting colonnade on the north and at the residential section of the Kent Street frontage a park in the foreground buffers the units. Source: Neuf Architecture 2023.

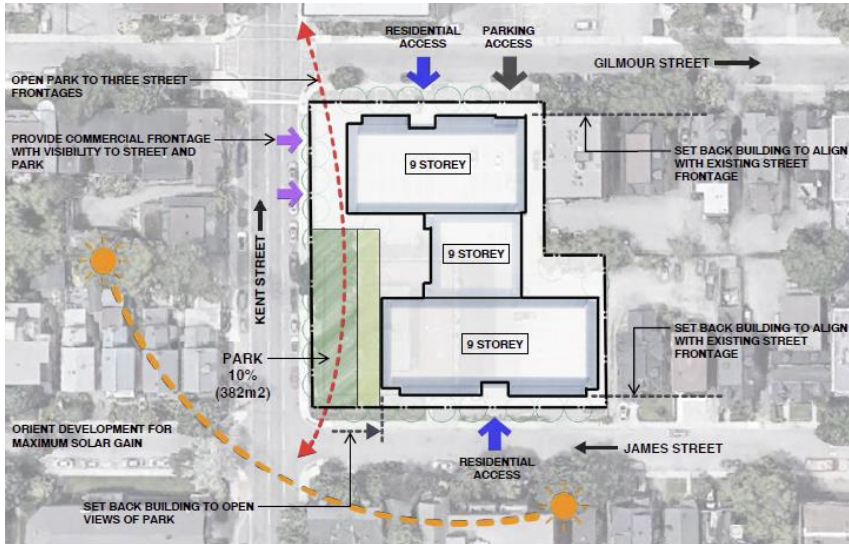


Figure 22: Design intent and integration along the streets with a corner park, setbacks and transitioning to neighbouring properties. Source: Neuf Architecture 2023.

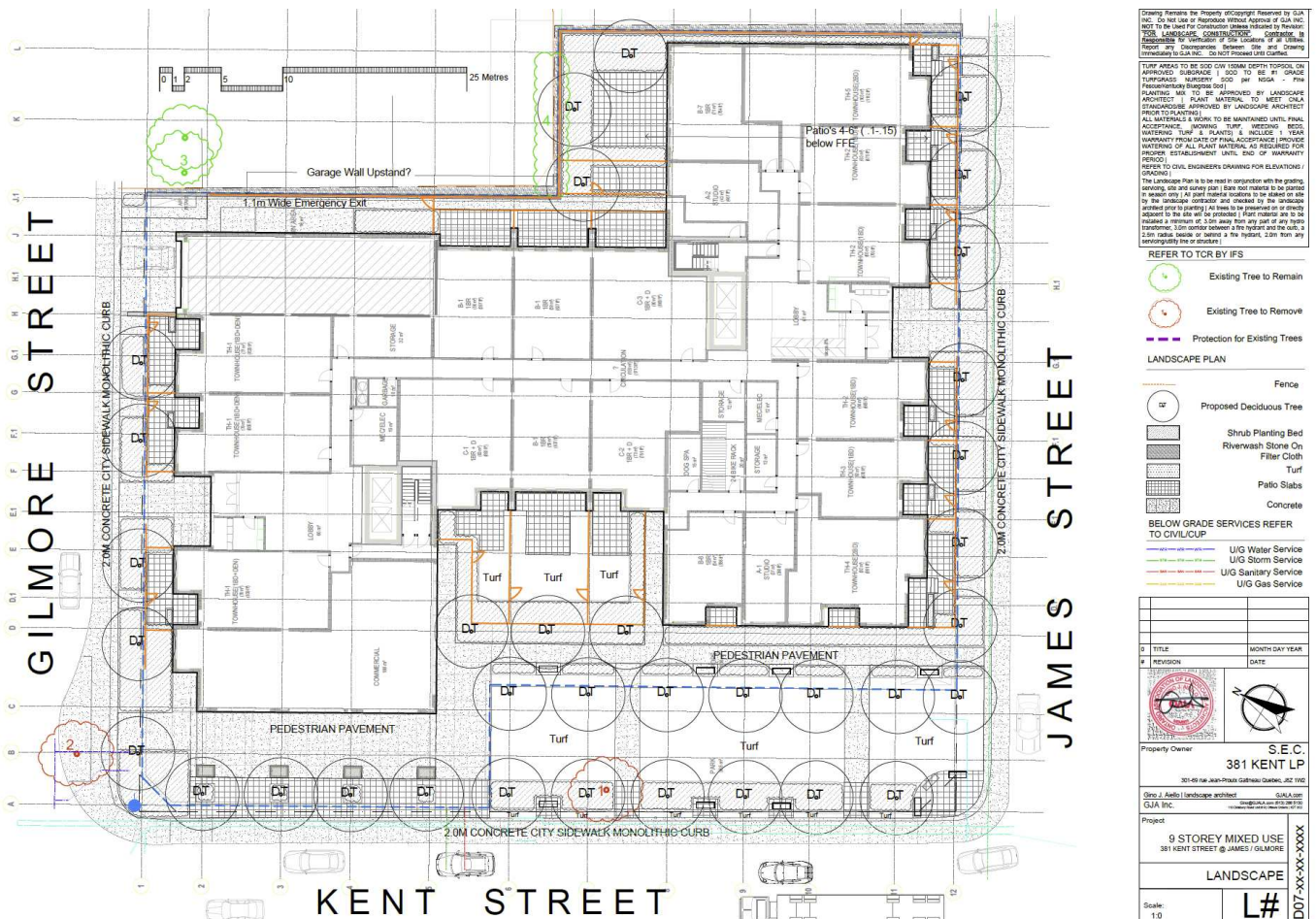


Figure 23: Landscape plan illustrating the landscape treatment. Source: GJA Inc. 2023.

5.0 IMPACT OF THE PROPOSED DEVELOPMENT

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the Centretown Heritage Conservation District (CHCD) from two perspectives:

- the appropriateness of demolishing the non-contributing Kent Medical Building designated under Part 5 of the Ontario Heritage Act and replacing it with a 9-storey mixed-use development.
- The impact of a 9-storey mid-rise within the Centretown Heritage Conservation District.

The heritage attributes of the HCD are itemized in Section 3.0. A number of documents were used to determine the impact. C&MPHCDP (2022) was used to frame the discussion. The district guidelines and policies as they relate to new construction in Section 9.0 of the Centretown Heritage Conservation District Plan, are reviewed with particular consideration of the policies for mid- and high-rise buildings in section 9.3.

5.1 Centretown Heritage Conservation District Plan 2022.

The 1997 Centretown Conservation District Study has been replaced with the recently approved 2022 Plan. The Plan sets out policies and guidelines for Demolition and Relocation in Section 5.0 construction of new mid-rise building types in section 9.1 New houses and Apartment Buildings and 9.3 New Construction and High-Rise Buildings and 9.4 New Commercial & Mixed-Use; 11.1 Streets, Trees, and Landscape in the Public Realm and 11.3 Front Yards and Private Landscapes – Apartments.

5.0 Demolition and Relocation	
<p>Section 5 contains policies related to the Demolition and Relocation of properties in the HCD areas which state that:</p> <ul style="list-style-type: none"> • Demolition, relocation, or partial demolition of Contributing properties will not normally be supported (Policy 1.) 	<p><i>2020 ERA Evaluation defines 381 Kent as non classified Property. Within the Plan it falls into the non-contributing category. The proposed development will replace 381 Kent Street with a 9-storey mid-rise form, which meets the policies and guidelines of the Plan.</i></p>
9.0 New Construction Policies and Guidelines	
<p>2. Respect the “Standards and Guidelines for the Conservation of Historic Places in Canada” when constructing new buildings: ensure they are “physically and visually compatible with, subordinate to, and distinguishable from the historic place.” The level of distinction between new infill construction and its neighbours can be subtle.</p> <p>3. The design of new buildings must respect and be sensitive to the HCDs’ cultural heritage value and attributes in terms of: exterior materials and cladding.</p>	<p><i>The character defining features of the street are documented. In terms of subordination the mid-rise portion of the development is set back from the street and is designed as a fabric building using materials and a colour palette in keeping with the neighbourhood. In terms of visual compatibility, the red brick clad development offers a comfortable interface with the Streetscape and the entire development presents a distinguishable piece of contemporary architecture.</i></p> <p><i>3. The proposed development incorporates predominantly brick at lower-level podium and the upper 5-storeys, the layout respects the original placement, and set back from the sidewalk with individual</i></p>

architectural elements and treatments such as:

window patterns and design, location of datum lines, roof profile and roof lines, overall vertical and/or horizontal proportions.

existing pattern of building setbacks, massing, height, and scale.

4. The front yard setback of a new building shall be consistent with its adjacent neighbours to ensure the continuity of the streetscape. Buildings that do not generally reflect the setbacks of the street are not appropriate.

5. Respect the site’s historic context and surrounding Contributing properties when constructing a new building by providing meaningful elements of transition between the new development, any existing heritage resources on site, and surrounding properties. This can be accomplished through the use of design measures such as, but not limited to:

- the incorporation of setbacks, stepbacks, architectural details and the use of complementary materials;
- the sensitive placement of new buildings on the site to provide appropriate distances between them and existing heritage resources or surrounding Contributing buildings; and
- maintaining architectural proportions and visual relationships within, and to the streetscape.

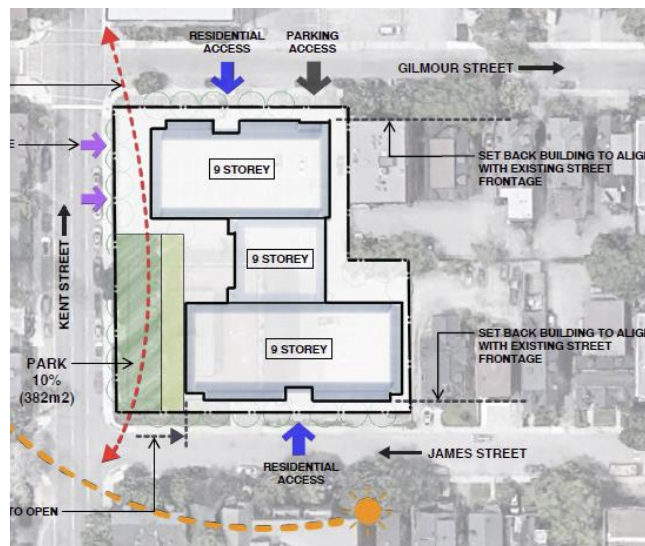
6. Applications for new construction must consider the retention of existing protected trees (as defined by the Tree Protection By-law) and planting of future forest canopy.

entrances, and the relationship to the street and adjacent buildings is reinterpreted.

Windows are twinned with a strong vertical pattern to maintain a vertical format of neighbouring buildings.

The upper floors are stepped back and staggered to suggest a mansard type treatment.

4. The building is divided into three sections along Kent street to suggest the original lot pattern with staggered setbacks. At the third floor, the building steps back, and again at the eight -floor there is a step back. Along the two east west streets the building is aligned with the neighbouring residences as illustrated below.



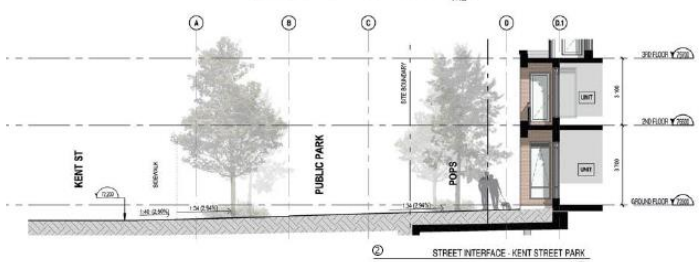
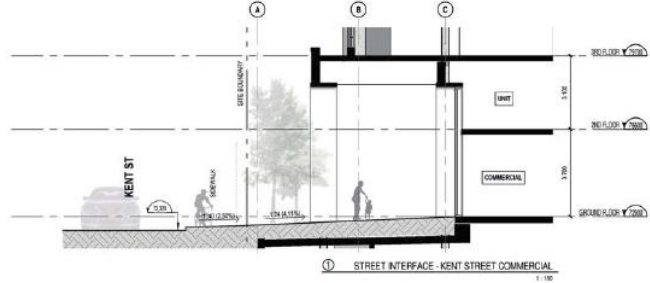
5. The proposed development is a new construction within the Centretown HCD, which has been designed to meet high quality design standards through selection of building materials, continuous building lines, articulation, and fenestration, while helping to redefine this section of streetscape as does the restoration of the tree canopy along the street.

The building is stepped back on all corners above the seventh floors, aside from projecting “dormer” elements which offer a unique identity and signature look to the building exterior. The ground



	<p><i>floor along Kent Street is recessed to provide an emphasized public realm.</i></p> <p><i>6. A far more convincing and consistent front yard setback is provided, while public realm and landscaping improvements are introduced along the streetscape of the building. The massing and scale of the proposed development is designed with traditional materials to complement the public realm and provide a distinct built form, which enhances and contributes the site’s context.</i></p> <p><i>The proposed landscape plan includes the reintroduction of street trees along Kent and a public park on the south end of the block. The historic photograph (Figure 4) provides an excellent image of what the street looked like. The emphasis on the street canopy is commendable.</i></p>
<p>9.1 New houses and Apartment Buildings Policies and Guidelines</p>	
<p>1. Conserve and be sensitive to the character of surrounding Contributing properties, the cultural heritage values, and attributes of the HCD, particularly within, or across the street from identified intact streetscapes.</p> <p>2. Ensure that new construction on the east-west streets will be compatible with the HCD in terms of the building’s position on the lot, scale, massing, fenestration pattern and design, datum lines and other architectural elements.</p>	<p><i>1. The proposed apartment building respects the surrounding varied scale and context of the historic Centretown neighbourhood.</i></p> <p><i>2. Setbacks, stepbacks, podium heights, and architectural details are incorporated to enhance the public realm and ground the new building into its surroundings.</i></p>
<p>a) New mid-rise building types should reflect the rhythm of early lot development, with gables, balconies or other features providing an appropriate scale.</p> <p>d) Consideration should be given to U and H-shaped buildings for larger walk-up apartment buildings to reflect the character of earlier apartment buildings.</p> <p>f) When new residential development is proposed across several lots, the proposed massing should be broken up or articulated to reflect the historic built form patterns and rhythms on the street.</p> <p>g) The foundations and ground floor elevations of new construction should be designed so that their height above grade is compatible and consistent with that of neighbouring properties.</p>	 <p><i>a) The new mid-rise re-introduces a rhythm and cadence along the street that had been lost. The different setbacks, the commercial colonnade, and framed balconies as well as materials contribute to scale and compatibility.</i></p> <p><i>d) The mid- section of the building along Kent Street is setback from the two wings on either side referencing the traditional U and H shape.</i></p> <p><i>f) The initial subdivision of lots was ignored with the construction of the Kent Medical Building in 1976. The new plan calls for the façade to be broken into three sections creating a rhythm along Kent as well as the two east west streets evocative of the original lots.</i></p> <p><i>g) The ground floor of the two projecting portions interprets the podium character of mixed use buildings with the ground floor at grade. The middle section offers a more residential appearance without the podium character.</i></p>

9.3 MIDRISE AND HIGHRISE BUILDINGS	
<p>1. The conservation of the cultural heritage value and heritage attributes of the HCD and Contributing properties surrounding and across the street from a new mid- or high-rise building may constitute a limiting factor in terms of the height, scale, or massing of development on the designated property (Policy 1);</p> <p>3. When a mid- or high-rise building is proposed adjacent to, or across the street from a lower scale Contributing property, careful consideration must be given to the use of podia/base sections as well as their architectural treatment to ensure the new building can be sensitively integrated into its historic context.</p> <p>4. As provided in Schedule C of the Central and East Downtown Core Secondary Plan, the east-west streets west of Bank will primarily be four storeys or less in height. When a mid- or high-rise building is proposed on a consolidated parcel made up of more than one lot and is located on the primarily residential east-west streets west of Bank Street, the design of new building[s] must respect the historic character of the street, through façade articulation, scale, and massing of new structures.</p> <p>5. Conserve and maintain the established front yard setback on the street. In the instance of a corner lot consider the established setbacks on both streets (Policy 5).</p>	<p>1. <i>The proposed development provides a compatible built form to the existing buildings along Kent Street and bookends the block along the west. Materials, colours, and architectural elements provide a development which is complementary, yet distinctive from existing conditions on site and surrounding the property.</i></p>  <p>3. <i>Along both James and Gilmour Streets the ground floor includes direct access walk-up units. That align with the adjacent existing residences and help reintroduce a pedestrian friendly streetscape.</i></p> <p>4. <i>Along James and Gilmour Streets the building’s podium is set back in line with existing homes and along Kent the commercial section is brought closer to the street with the park dedication set in front of the residential section. A feature contribution of the plan calls for the reintroduction of street trees along all three frontages.</i></p>
<p>b) Reduce overshadowing and provide a human scale pedestrian environment by considering the use of podia for multi-storey new construction.</p> <p>c) Proposals for new mid- and high-rise buildings should focus on integration and compatibility of the lower floors/base with surrounding Contributing properties and streetscape, as these areas will have the greatest impact on character of the HCD. This can be achieved by using the patterns of the surrounding built form in terms of using similar and compatible</p>	<p>b) <i>A two-storey podium with a higher floor to ceiling height of the ground floor and an arcaded forecourt defining the commercial at the corner will establish a relationship with the Legion House.</i></p> <p>c) <i>Establishing a park as an integral part of the development is an essential contributing factor in re-establishing the pedestrian realm. The introduction of at grade units and individual entrance also supports the rhythm of a pedestrian realm and suggests the finer grain lot pattern. The green park and building setback is respectful of the 2.5 storey across both Kent and James Streets.</i></p>

<p>materials, reflecting datum lines in cornices or other horizontal features, window designs or other references to the HCD.</p> <p>d) When new residential development is proposed across several lots, new development should be articulated to reflect the historic built form patterns and rhythms on the street.</p>	 <p>d) <i>The new development responds well with a podium and stepback at the 3rd and 7th floors and providing an articulated pattern of setbacks with the commercial portion positioned close to the street, a central portion setback and the residential section positioned with a landscaped parkette offering a buffer from the street. On the east west streets, the building is setback in-line with the neighbouring properties and the introduction of at-grade apartments with direct entrances.</i></p>
<p>9.4 NEW COMMERCIAL AND MIXED-USE BUILDINGS</p>	
<p>4. Where new commercial or mixed use development is proposed on consolidated land parcels that is located on a commercial street but away from one of the historic main streets, the design of new buildings must respect and reflect the rhythm, scale and massing of the traditional built form that developed as a result of small lots.</p>	<p><i>The existing commercial within the Kent Medical Building was auto oriented retail on the ground floor setback from Kent Street with the main entrance off of James Street overlooking the parking. The proposed new development is offering limited retail at the corner, fronting onto Kent Street. An arcade entrance to retail define the commercial space and relate well to the Gilmour entrance to the Legion House.</i></p> 
<p>7. Where a new commercial or mixed-use building is located on a corner lot or is consolidated with a lot that is adjacent to a residential area, appropriate transition must be provided that considers the historic context and character of the surrounding properties.</p>	<p><i>The sketch section above illustrates the setback and sheltered colonnade intended to enhance a pedestrian experience and define the commercial. The positioning across the street from the Legion House provides a much better transition between the two properties than exists.</i></p>
<p>g) Consider different ways to differentiate between the retail at grade and other uses above. This could include upper floor treatments that are more opaque, with smaller windows or different materiality.</p>	<p><i>The commercial development occupies approximately 1/3 of the Kent Street frontage. It is positioned on the north side at the corner and relates well to the Legion House with its Gilmour side entrance. A one storey arcade provides shelter and helps define the commercial activity as does the use of commercial glazing and the additional height of the ground floor.</i></p>
<p>j) The street-facing façades of large new developments on streets other than Bank and Elgin Streets should reflect the existing pattern of the street and enhance its character.</p>	<p><i>The new development will offer an enhanced pedestrian experience from what is there now at the existing building. The corner location relates well to the neighbouring building as does the use of red brick and the projecting arcade.</i></p>

11.1 STREETS, TREES, AND LANDSCAPE IN THE PUBLIC REALM	
5. Seek opportunities to plant additional trees in the streetscapes throughout the HCDs, including as part of development and infrastructure projects.	<i>The proposed landscape plan includes the reintroduction of street trees along Kent and a public park on the south end of the block. The historic photograph (Figure 4) provides an excellent image of what the street looked like. See the analysis and landscape Plan Figure 22 and 23.</i>

5.2 Centretown Community Design Plan (CCDP)

Centretown Community District Plan

The subject property is designated "Residential Mixed-use" in both the Centretown CDP and the implementing Centretown Secondary Plan and permits a building height of nine (9) storeys.

Section 6.5 of the CDP contains Heritage policies regarding integration and context. The CDP states that Group I and Group 2 heritage buildings must be protected and properly integrated with new development. The CDP encourages restoration, reuse, or integration of heritage structures into new mid-rise, mid-rise, or high-rise building development. It also discusses the need to respect key heritage features.

- 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 setbacks(s).

Discussion: *With regard to the demolition of 381 Kent it is assessed as non-contributing. The new development has made an effort to address key heritage attributes found within the district including the division of former lots, materials and finishes and the reintroduction of street trees. .*

- When adding a new building adjacent to a heritage building or streetscape, the following guidelines shall apply:
 - Use compatible materials.
 - Use setbacks, front and side, to appropriately transition with adjacent building heights.
 - Minimize the use and height of blank walls.
 - Inform new development with adjacent building ground floor heights and heritage character to enhance the public realm.
 - Modulate façades using vertical breaks and setbacks in a manner that is compatible with the surrounding heritage structures.

Discussion: *The new proposed development embraces the guidelines.*

5.3 Heritage Overlay

Section 60 of the zoning by-law refers to the heritage overlay, which affects the subject property. The intention of this section is to protect the character of heritage areas and significant heritage buildings.

Discussion: *As it is noted in the proposed zoning by-law amendment, relief from section 60 is being requested.*

5.4 Development Impacts

Positive impacts of the proposed development on the cultural heritage values of the Centretown HCD and 381 Kent Street include:

- The form and massing set back from Kent Street re-enforces and reintroduces an integrated expression along Kent Street and the east-west streets.
- The proposed development contributes to the public realm through the introduction of a public park at the corner of Kent Street and James Street and the commercial component at the northwest corner.
- The greenspace will provide animation and relief to the street edge, establishes a foreground feature to the intersection and screen the residential at grade units.
- The building façade supports the public realm using street-fronting units, a commercial component with colonnade, which provides shelter from the elements and a focused treatment to the Kent Gilmour corner street edge.
- The building form is respectful of the streetscape and introduces a handsome mid-rise apartment infill.
- Replacement of auto oriented landscape with a scale-appropriate streetscape with improvements to enhance the existing heritage fabric and pedestrian realm.
- Residential units with street-facing entrances and active frontages.
- Reintroduction of the traditional landscape treatments including street trees, front yards, walkways to the residential units with autonomy.
- The landscaping re-establishes the public realm seamlessly, transitioning with a well positioned public park.
- Demolition of the existing building provides the opportunity to shift away from an auto oriented development and reinstate the pedestrian experience along this section of Kent Street.

Adverse impacts of the proposed development include:

- The loss of a stylish, late 20th century commercial low-rise designated under Part 5 the Ontario Heritage Act is unfortunate. This is mitigated by the non-contributing classification assigned to this property and the non-classified evaluation in the ERA 2020 inventory (See Appendix A).

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 Alternatives and Mitigation Measures

The following items have been taken into consideration to assess their potential for integrating into the new development:

- The use of the red brick and a unified colour palette as part of the mid-rise exterior finishes supports the traditional materials commonly used in the district.
- The reintroduction of street trees supports the quality of the Kent Street environment as documented (Figures 5 & 6.)
- The transition between the new development and the adjacent house of James Street is in part mitigated with the apartments setback and use of red brick.
- At some point the city should systematically address its post 1950 modern architecture and establish clearer assessment of this category of expression.

6.2 Conclusions

The new development at 381 Kent Street is a well thought out design that supports the objectives, the policies, and guidelines of the Centretown Heritage Conservation District Plan. It reintroduces a pedestrian oriented public realm, that is setback enough to allow for the re-introduction of street trees and provides a public realm that is well proportioned in relation to height of the new building. The design offers a sympathetic approach to integrating a contemporary expression that respects the existing community values and will help stabilize the quality of the pedestrian experience along this section of Kent Street.

APPENDIX A: 381 KENT STREET SURVEY FORM

Image



ID 2925488000001028342

PIN 041190081

Multi-parcel split

ADDRESS_NUMBER 381

ROAD_NAME KENT

SUFFIX ST

DIR

Character Area West of Bank

Building Name (original/official)

Year of construction

Year of construction is:

Source(s) of Construction Year

Period of Development 1951-1976

Heritage recognition Part of Centretown HCD (Part V)

Architect/Designer/Builder

Source of attributed architect

Massing Low Rise (1-5 storeys)

Roof Shape	Flat
other roof shape:	
Cladding	Concrete - cast Glass - curtain wall
Other/Specific Cladding	
Style	Brutalism Post-Modernism Vernacular
other style	
Centretown type	
Building Typology	Auto-Oriented Commercial Office Building Parking lot
other typology	
Conversion	
Property Features	Other
other property features	Large parking lot surrounding building
Design: This property demonstrates a high degree of	
Design: This property's style, type or expression is	
Design comments	Arcaded streetfront
History: see Historic Context Statement for analysis of relevant historic context	
History: Associated theme, event, person, group, and/or architect will be identified and addressed if a detailed assessment is undertaken	
Context: How does this property contribute to the character of this sub-area?	
Context: This property is a component of a	
Context comments: see historic context statement for description of Centretown and area attributes	
Inventory Classification:	NC - No Classification
Classification comments	