

HERITAGE IMPACT ASSESSMENT

254 ARGYLE AVENUE, OTTAWA



Revised August 2024 SUBMISSION

PREPARED For:

**254 Argyle Avenue Development Project
Azure Urban Development PO Box 67023 Ottawa ON, K3A 4E4**

PREPARED By:

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AUTHORS QUALIFICATIONS

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

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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 Trades Program.

Barry Padolsky, B. Arch., M. Sc. (Urban Design), OAA, FRAIC, RCA, CAHP is a member of the Ontario Association of Architects, (1965); the Royal Architectural Institute of Canada, (1965); a Fellow, Royal Architectural Institute of Canada, (1987); the Canadian Association of Heritage Professionals, (2003) and the Royal Canadian Academy of Arts (2006). He has been recognized with 43 national and civic architectural and urban design awards, including 29 for heritage conservation. He was a member of the City of Ottawa Built Heritage sub-committee advising Ottawa City Council on heritage matters (2013-2023) and was honoured with the Order of Ottawa (2021). In 2023, he was appointed to serve on the NCC's Advisory Committee on Planning, Design and Realty.

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1.0 THE PURPOSE

1.1 Introduction

This Heritage Impact Assessment (HIA) identifies the cultural heritage resources and values that may be impacted by the construction of a nine-storey residential development at 254 Argyle Avenue. A feature of the property is the former L'Église Christ-Roi built in 1930, by the local architect Werner E. Noffke. Recognized as a “character defining resource” this unique, often overlooked historic property is set back on the site and positioned between a 1990s mid-rise on the west and a converted 2-1/2 storey residential building (former rectory) on the east.

In order to conserve its heritage value and legibility as a 3-dimensional form when viewed from Argyle Avenue (the public realm) a ‘meaningful portion’ of the church will be brought forward on the site and incorporated as the foyer and atrium amenity space of the new 9-storey development. A heritage structural feasibility study of options for relocating a meaningful portion of the church will be undertaken as part of the Heritage Permit Application process. The method to be adopted in relocating the visually prominent portion of the church to be conserved has been carefully reviewed and will be discussed in detail as part of the Conservation Plan.

The development is in the Centretown Heritage Conservation District (HCD), which has been designated by the City of Ottawa under Part V of the Ontario Heritage Act (OHA) (By-law 269-97). The subject property is defined as a “Contributing Building” and a “Character Defining Resource” under the Centretown and Minto Park HCD Plan. A heritage permit is required for the proposed development, to be approved by City Council after consultation with the Built Heritage Committee.

The HIA is an independent evaluation of the impacts on the heritage values of the former church and its context. The document is presented in a manner that is consistent with Section 4 of the City of Ottawa’s 2021 Official Plans. Section 4.5.1 Heritage Resources Policy 1 is applicable to the former church and Policy 6 and 9 are applicable to the proposed development site. Standards and Guidelines for the Conservation of Historic Places in Canada are applicable to the church as is Section 60 of the Zoning By-law, the Heritage Overlay.

This HIA follows the content outline recommended by the City of Ottawa. It evaluates the impact of the proposed development on the designated place in a manner that is consistent with the City of Ottawa Official Plan Section 4.5., Centretown Community Design Plan Section 6.5, and the Centretown and Minto Park Heritage Conservation District Plan.

The following documents were used in the preparation of this report:

Parts IV and V of the Ontario Heritage Act;

Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa;

The Centretown Heritage Conservation District Study, 1996-1997.

The Centretown and Minto Park Heritage Conservation District Plan, City of Ottawa, 2022.
 Centretown Community Design Plan (CCDP), Urban Strategies Inc., Delcan, ERA Architects, City of Ottawa, May 2013;
 Centretown Heritage Inventory, Final Report, May 1, 2020. ERA Architects;
 Centretown Secondary Plan, City of Ottawa; Heritage Survey and Evaluation Forms 1996 and 2021;
 A set of 8 architectural drawings prepared by Werner E. Noffke, 1930. Job 903, Parish of Christ the King, chapel and school, Argyle Ave., Ottawa. Acc. 77803/7,
 The Architecture of W.E. Noffke, Heritage Ottawa, 1976.
 Werner Ernest Noffke; Ottawa's Architect. Shannon Ricketts, Heritage Ottawa 2017 2nd edition.
 Presentation files and comments provided by Ottawa's Urban Design Review Panel, October 2023.
 City of Ottawa Pre-Application Meeting Minutes and Preliminary Comments, June 14, 2023.
 Design Drawings and Renderings, Spice Design June 2023, February 2024, April 2024, and revised August 2024
 Landscape Site Plan, Novatech March 2024. Revised August 2024
 254 Argyle Avenue Relocation Scenarios Report, Remisz Consulting Engineers draft May, revised August 2024.
 Christ-Roi Church-archival file P313-45-4-08 - part 4, Ottawa – Cornwall Archdiocese.

254 Argyle Avenue Development Project

Owner: Azure Urban Development, PO Box 67023 Ottawa, ON K3A 4E4.
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1.2 Strategy for the Conservation of L'Église Christ-Roi Church

Based on the Parks Canada Standards and Guidelines, the most appropriate treatment for the Christ the King Church project is *Rehabilitation* the most relevant guidance would appear to be Standard 7 which recommends using the “gentlest means possible” for any intervention. And since the relocation of the full footprint of the former church has been deemed unfeasible to achieve other city goals (Policy 5.0), a meaningful portion of the church will be retained to allow for the continued understanding of the building's original three-dimensional form and elements that convey how the property contributes to the HCD. (Policy 9.2.1)

The HCD Plan does not normally support the demolition and relocation of character defining resources (CSP). Heritage staff have agreed to consider that given the scale and siting of the proposed residential tower, and the potential impacts on the existing ‘contributing’ church that a Heritage Impact Assessment be submitted in support of this application. And further, the investigation should consider both the impacts of moving the existing church on site and the impact on adjacent properties located within the Centretown Heritage Conservation District.

The Meaningful Portion

The 'meaningful portion' of the existing church (a Character Defining Resource (CDR) in the Centretown Heritage Conservation District is defined as the retained portion of the exterior envelope of the former church that allows its three-dimensional form to be fully appreciated and understood when viewed from Argyle Avenue. The proposed development contemplates moving the 'meaningful portion' of the former church from its original location to a position close to the front property line in order to increase its visible presence and reinforce the low scale heritage character of the Argyle Avenue streetscape.

The specific scope of the 'meaningful portion' to be conserved is described and illustrated below.¹

100% rehabilitation of the East Façade.

100% rehabilitation of the front wall (North façade)

25%- 30% rehabilitation of the West Façade.

100% retention of the gable roof entrance vestibule, the main entrance door, the metal steeple and associated ornamental elements.

The remaining portions of the west and south walls will be retained as salvage, to be used to replace and match any damaged fabric.

New replacement windows, masonry sills and metal copings on the roof will be modelled after the 1930 Noffke drawings.

The existing vinyl clad windows that replaced the original windows will not be salvaged.

The stained-glass windows on the front facade that appear in the original drawings will be restored.

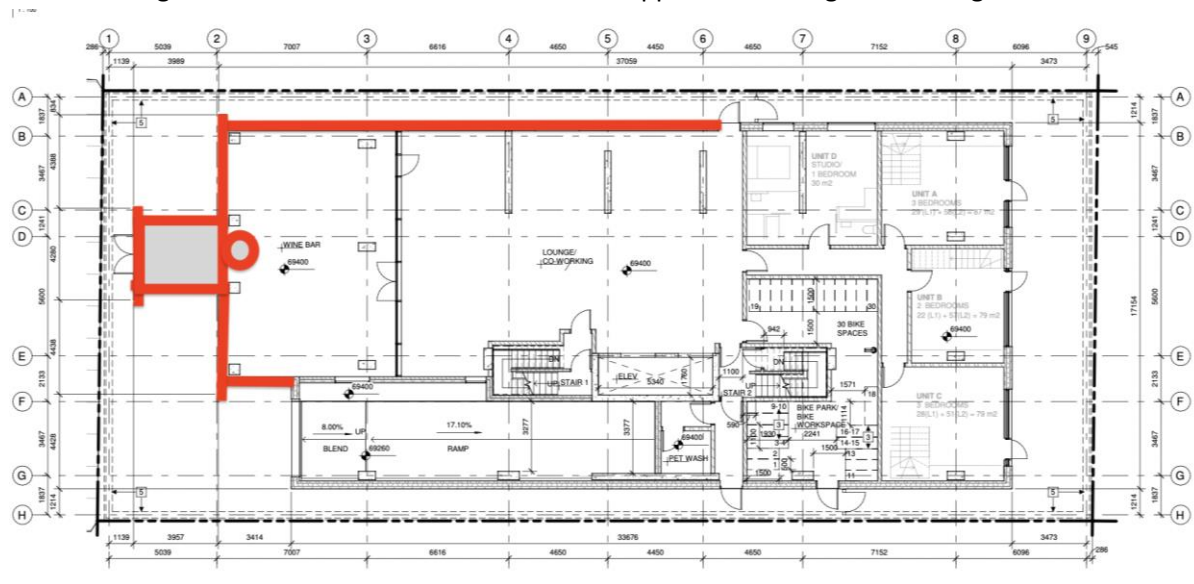


Figure 1: The red highlight indicates the meaningful portion of the church.

Relocation Strategy

Remisz Consulting Engineers Ltd. has been engaged to examine and provide an analysis of the options for relocating the meaningful portion of the church to be conserved. The Remisz Study has identified and analyzed three relocation scenarios. Each scenario was assessed, giving consideration to the church's

¹ The 'meaningful portion' of the church is more specifically depicted in the Spice architectural plans, elevations and renderings informally "approved" by the city staff in Phase 1 and 2 of the pre-consultation process. It is designed/presented to meet the intent of the policy #9.2.1 of the Centre town HCD Plan.

physical condition, the risk of damage to the heritage fabric, technical feasibility, and impact on the overall development feasibility. The three scenarios are as follows:

- 1a. Moving the church as a whole to the rear of the site, constructing the north portion of the underground parking garage, then moving the 'meaningful portion' to its intended position on-site, then completing the construction of the building;
- 1b. Moving the building as a whole off-site (Argyle Avenue ROW), constructing the building, then moving the 'meaningful portion' to its intended position on-site;
2. Segmenting the facades of the 'meaningful portion' into panels, moving and storing them off-site, and then reinstating them in the intended position on-site after the new building is completed ;
3. Dismantling the 'meaningful portion' into its basic original components, moving and storing them off-site, and then reinstating them in the intended position on-site.

The study of scenarios included input from an accredited building mover and qualified heritage masonry contractor, a cost estimate for each option, a risk assessment of the impact of the move on the fabric of the heritage building and an assessment of the impact of each relocation method on the constructability of the development project. The Remisz Engineering option analysis will be submitted to the City of Ottawa's heritage staff. A detailed Conservation Plan of the selected scenario prepared by Remisz Engineering will be submitted as a companion document to the HIA as part of the Heritage Permit Application.

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

The subject property is located on the south side of Argyle Avenue, between Bank Street to the west and O'Connor to the east. The subject property has a lot area of approximately 1,400 sqm., a lot width/ frontage of approximately 20m and a lot depth of approximately 70m. The lands are currently occupied by the existing heritage church; there are some existing trees, including a mature tree on the abutting two-storey office conversion to the east. To the north is a low - rise apartment building, to the west a seven-storey apartment and to the south is a 23-storey apartment.

1.4 Neighbourhood Character

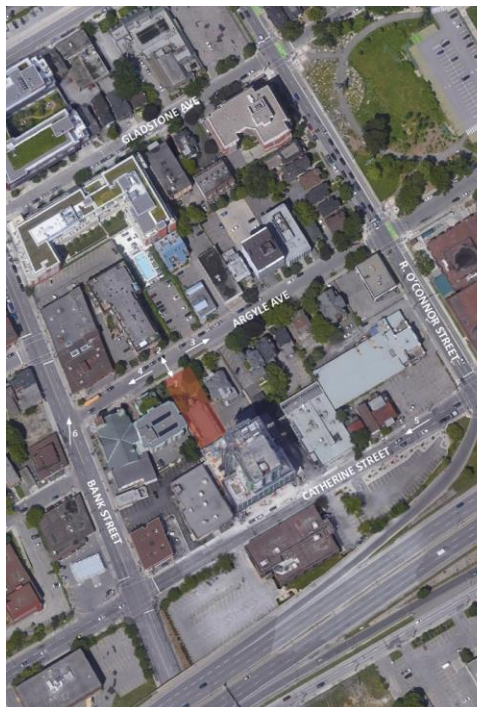


Figure 2: Existing site context with the United Church at the intersection of Argyle Avenue and Bank Street. Source Google Map.



1. 203 Catherine St- SoBa Condominium 209 Units- 21 Floors- 2019
2. 258 Argyle Street- Apartment XX Units- 7 Floors- XXX
3. 255 Argyle Street- Apartment 40 Units- 6 Floors- 1960's
4. 229 Argyle Street- Apartment 79 Units- 12 Floors- 1978
5. 320 McLeod- Opus Condominium 71 Units- 9 Floors- 2007
6. 330 McLeod Street- Apartments ~40 Units- 6 Floors- XXXX
7. 360 McLeod Street- Condominium 164 Units- 9 Floors- 2015
8. 500 Bank street- Apartmenets- 11 Floors- 2022

Figure 4: Aerial view illustrating the built and landscape context within the block bound by Bank, Catherine, O'Connor Streets and Argyle Avenue. The existing development within the site at 254 Argyle is a one-storey Catholic Church constructed circa 1930 (highlighted red). The development integrates the church as a feature of the proposed development. The site is adjacent to 229 Argyle, a 7-storey apartment built pre - 1999. Just south of the site at 203 Catherine is the 21-storey SOBA condominium. Buildings numbered 1-8 identify neighbouring high-rise development. South top of image. Source: Google Earth/Spice.



1. View of the site



2. View across the street



3. View East down Argyle Ave



4. View West down Argyle Ave



5. View West Down Catherine Street



6. Corner of Argyle Ave and Bank Street

Figure 5: Block plan illustrating the built context surrounding the development site (Site highlighted red). Source: Geoottawa Street views. Figures 1 – 6 illustrate the existing neighbouring properties and character of the public realm. Source: Spice Designs 2023.

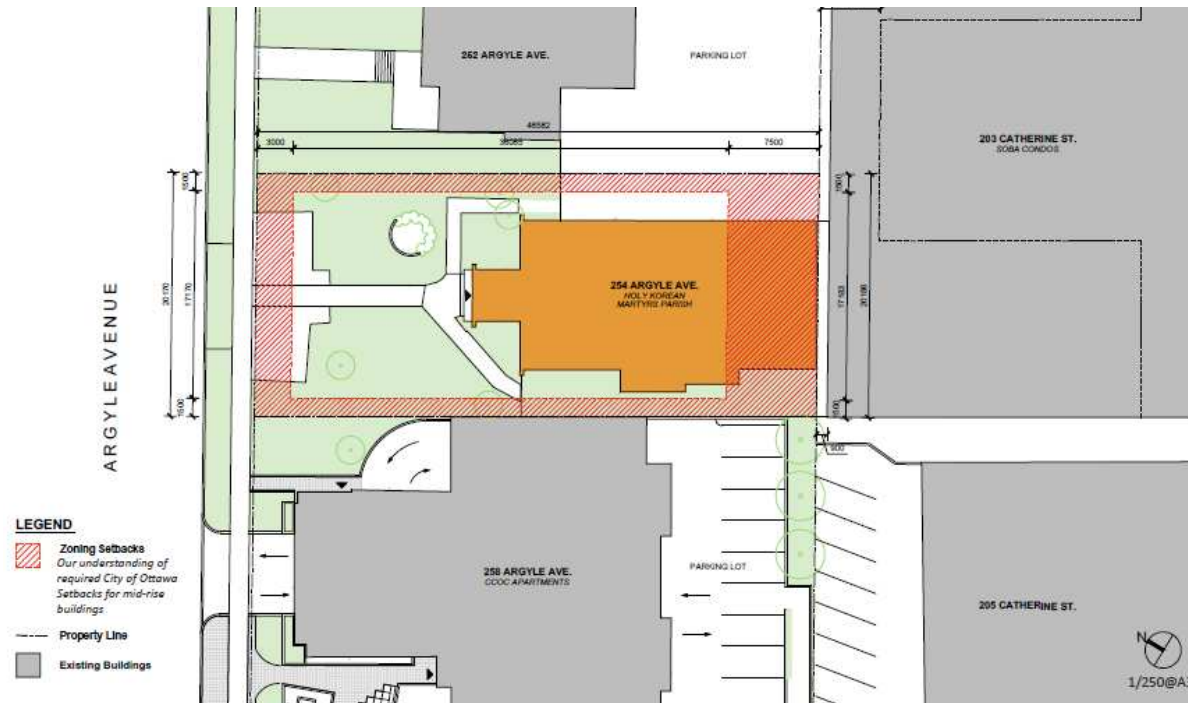


Figure 6: Existing site context. The church is set well back from Argyle Avenue. Source UDRP Submission Spice Designs 2023.



Figure 7: View looking southwest at the corner of Argyle and Bank. Note the position of the former church setback from Argyle. Source: Google Map.

1.5 Relevant Information from Council Approved Documents

Official Plan Section 4.5 Cultural Heritage Resources

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 Plan includes provisions for Cultural Heritage Resources in Section 4.5 of the New 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 includes the classification of both contributing and non-classified 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.

Centretown Heritage Inventory, May 2020

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

ranging from Significant Resource corresponding to Group 1 properties, Character Defining Resource corresponding to Group 2 properties, Character Supporting Properties corresponding to Group 3 properties and Non-Contributing responding to Group 4.

The property is located within the Centretown Heritage Conservation District designated under Part V of the Ontario Heritage Act.
The existing structure, constructed in 1930, is categorized in the HCD Plan as a “contributing” building.



Figure 8: Clockwise Aerial view looking south, a view looking west with the former rectory residential building in the foreground, and a view from Argyle Avenue illustrating the church tucked back between the 12-storey high-rise and the neighbouring red brick residence. Source Spice Design. 2023.

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Neighbourhood and Development Site History

The history of Centretown is outlined in the 1997 Heritage Conservation District Study and the Centretown Heritage Inventory completed in 2020. The history of the former church and site at 254 Argyle Avenue has been considered as part of this HIA.



Figure 9: Detail of Map 11, Property Classifications Centretown Heritage Inventory 2020. The plan illustrates the classification of the properties within and adjacent to the development site (254 Argyle Avenue blue bulls' eye) is classified as 'Contributing Building' and 'Character Defining Resource'. Source: Centretown Heritage Inventory, Final Report, May 1, 2020. ERA Architects.

A series of aerial views dating between 1926 – 2002 illustrate the development pattern between Bank Street and O'Connor. A series of five residential homes extend from Bank Street fronting onto Argyle Avenue, with the two lots next to the corner building vacant.



Figure 10: Aerial view 1928 with the church property undeveloped. Lands along Catherine Street appear as vacant plots. Arrowed. Source: Geoottawa



Figure 11: Aerial view 1958 with the shadows highlighting the steeple of the church. (Arrowed.) The property to the west appears to service as a parking lot and remained undeveloped until after 1991. Source: Geoottawa



Figure 12: Aerial view 1965 documents the build out along Catherine Avenue with larger flat roofed industrial buildings. Along Argyle, the south side of the street continues to retain its residential character. Source: GeoOttawa

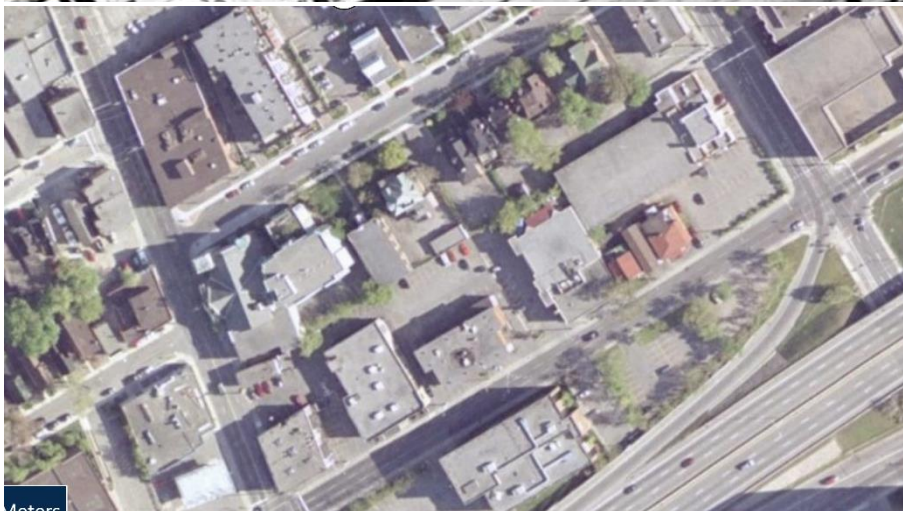


Figure 13: Aerial view 2002 documents the construction of the 7-storey apartment next to the church at 281 Argyle Avenue. The apartment was built after 1991. Source: GeoOttawa

2.2 Werner Ernst Noffke (1878 – 1964)

W. E. Noffke is considered the City of Ottawa's most influential architect. The palette of his work includes residential, industrial, commercial, institutional, and religious buildings. His professional career began in 1901 and extends over more than 60 years to include over 200 buildings throughout the city, many of which still survive. These structures offer a well-crafted tapestry unique in defining how Ottawa looks. Noffke designs are an amalgamation of Revival styles, craftsman detailing, and the then more modern Prairie School. By 1896 he had completed an apprenticeship with Adam Harvey, a local architect and begun working for Moses Chamberlain Edey where he worked for the next 5 years.

Noffke's genius was his ability to assimilate, to combine, and to create a personal expression. His early commissions drew on revivalist architectural vocabulary but also demonstrated an appreciation of the progressive architecture associated with Chicago with commissions such as the Blackburn Building 1908-13². Early in his career (1924) he spent time in California, the indigenous source of Spanish Colonial Revival style, and during the same period visited Frank Lloyd Wright at Taliesin. His buildings document the

² p. 6 The Architecture of W.E. Noffke Heritage Ottawa, 1976.

evolution of a distinct architectural aesthetic unique to Ottawa. The horizontality, and decorative brickwork of the Prairie style was combined with tile roofs, rounded arches, decorative pediments, balconies, gables, and elaborate chimneys associated with Revival designs. Many of his early buildings also captured craftsman elements with patterned brick work, rich earthy colours, fine interior wood detailing, wrought iron and a picturesque blend of detailing. A feature of all of his domestic designs is the integration of building into a landscape. L'Église Christ-Roi was designed by Werner Ernst Noffke circa 1928 while in Partnership with Henry J. Morrin and Walter Sylvester.

Figure 14: The photograph of the Church is titled "1929-30 church under construction". The bank of basement windows creates a strong base, and well lit classrooms in the basement, while the finely detailed steeple speaks to its role as a house of worship. The well established shrubs at the front suggest that the photo is much later. Source: Quebec Archives.



Institutional Designs

Noffke designed numerous houses of worship for every faith, including plans for 20 Lutheran churches across Ontario. The Roman Catholic Church was a major patron, with St. Anne's rectory 17 Myrand Avenue in Lowertown being one of his first commissions. Two other catholic churches in Ottawa were St. Theresa on Somerset West (1929) and the subject property L'Église Christ-Roi at 254 Argyle Avenue.

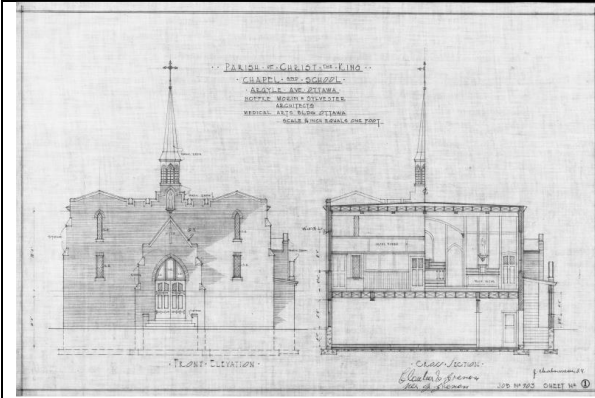
Shannon Rickett's "*Werner Ernst Noffke; Ottawa' Architect*" describes Noffke's commission on Argyle Avenue as "one of his most charming religious buildings and one that breaks with normal format for Catholic religious buildings³. L'Église Christ-Roi was built as a chapel and school. The small scale rectangular, flat roofed hall accommodated classrooms on the lower level and a chapel at ground level. Ornamentation was limited to the front façade and projecting vestibule. A slim, elegant steeple and sculpted cornice are defining features of the building, as are the banks of basement windows. Rickett sums up what may be a key attribute to his designs as "the reinterpretation of vernacular elements to create a comfortable neighbourhood presence"

The church's history is marred by a dark incident that took place on December 22, 1963, described in reports as the 'Christmas massacre.' Two youths planned to kidnap the parish priest, Reverend Guillaume Chevrier and hold him for ransom. The pre-Christmas Sunday service, with more than three hundred parishioners,

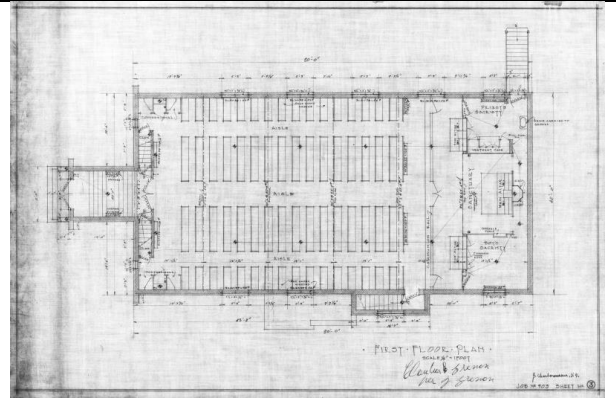
³ Shannon Rickett' "*Werner Ernst Noffke; Ottawa' Architect*" p. 50

was interrupted when Agathe Jensen, who lived in a third-floor apartment in the neighbouring rectory building, pounded on the side door of the church, saying that somebody had been shot. Chevrier stopped the service and asked for help from his parishioners. In the mayhem that followed, three parishioners were shot and died, one was wounded and one of the kidnappers committed suicide.

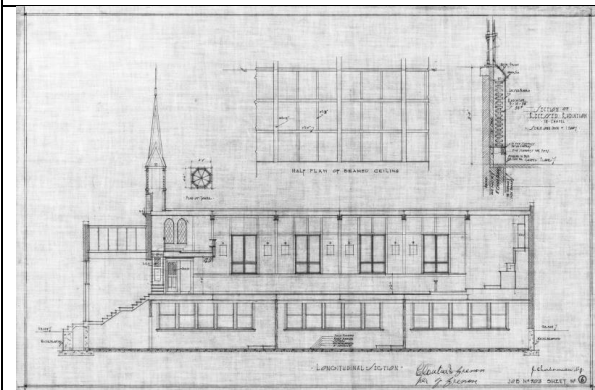
2.3 Architectural Drawings



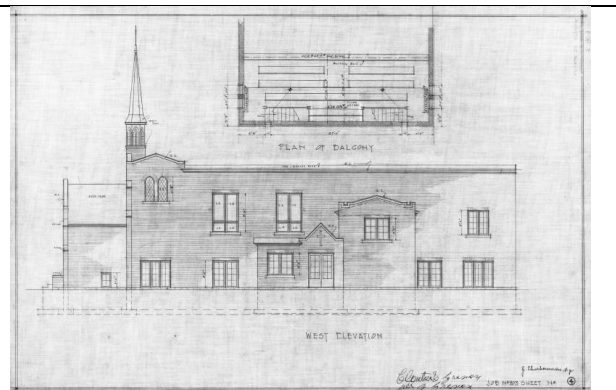
Acc. 77803/7 Drawing 1. Front Elevation. Cross-Section NMC 1431142



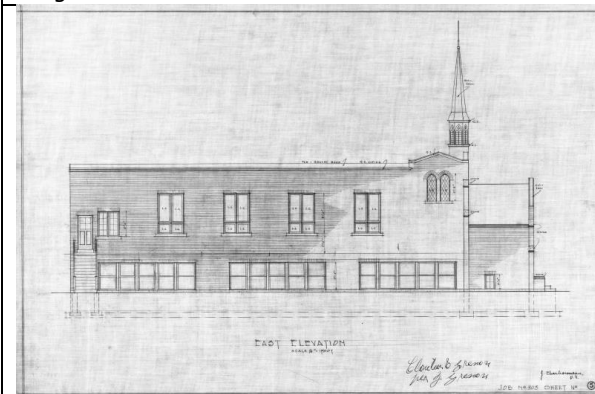
Acc. 77803/7 Drawing 3. First Floor Plan NMC 143144



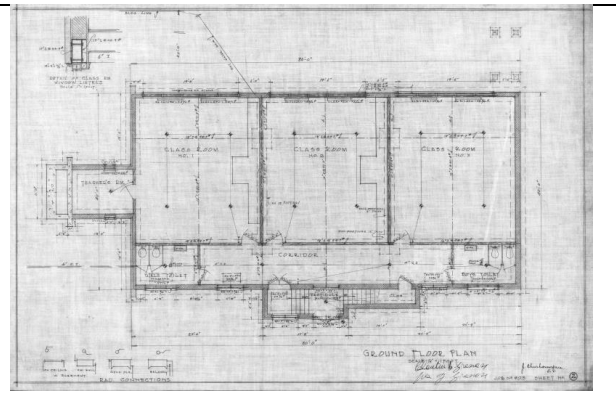
Acc. 77803/7 Drawing 6. Half Plan of Beamed Ceiling. Longitudinal section NMC 143147



Acc. 77803/7 Drawing 4. Plan of Balcony, West Elevation NMC 143145



77803/7 Drawing 5. East Elevation NMC 143146



77803/7 Drawing 2 Ground Floor Plan NMC 143143

Figure 15 - 203 Job 903 Architectural drawings for the parish of Eglise Christ -Roi includes plans, sections, and elevations prepared by Noffke, Morin, Sylvester office 1928. Source: W.E. Noffke fonds Library and Archives.

Heritage Description

The former Eglise Christ Roi RC Church is located in the Centretown HCD and categorized as a “contributing” property. It was constructed in 1930 and designed by Werner E. Noffke Architect in a vernacular Tudor Gothic Style.

Heritage Attributes:

1. One of the many churches that reflect the character of the late 19th/early 20th century community
2. Among the rich variety of architectural forms that reinforce the character of the HCD (Section 3.4 of HCD Plan)
3. Use of dark red brick with limestone trim, a slim, elegant steeple and sculpted cornice, the bank of basement windows.

3.0 STATEMENT OF CULTURAL HERITAGE VALUE

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

3.1 DESCRIPTION OF HISTORIC PLACE

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

Heritage Value

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

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

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

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

Character-Defining Elements

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

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

4.0 CONDITION ASSESSMENT

The condition of the meaningful portions of the church and the capacity of the structure to withstand the challenges and risks associated with relocation is a primary consideration. To determine the most practical and least intrusive way for moving the former church, a condition assessment was carried out by Remisz Engineering. The following précis summarizes their assessment of the church's condition.

4.1 Wall Composition

Exploratory openings were made on the interior and exterior east side wall (see Figure 14) and the following materials were found:

Structural Hollow Clay Tile (SHCT) – a.k.a. Terracotta Blocks

Structural hollow Terra Cotta tiles made from fired clay. A single wythe of terra-cotta. These tiles are used as load-bearing elements. They are stacked and joined with mortar to create the wall.

Brick Veneer

The clay brick is a rust-brown highly textured brick marketed as tapestry brick.

The brick veneer is a single wythe non-structural, decorative layer applied to the exterior of a building and anchored to the structural terra-cotta wall.



Figure 16: Opening in the Ground Level Wall showing double wythe of hollow terra-cotta with a rough coat and finish coat of plaster on the interior.

4.2 Façade Assessment

The walls, particularly the east wall, are exhibiting significant deterioration and loss of bonding between the brick veneer and the terra-cotta structural backup. The following list taken from the Remisz report outlines deficiencies:

- The wall leans outwardly by 1cm for every meter.
- Downspouts are undersized with water running down the face and emptying too close to the building, concentrating water against the foundation.
- Dark staining of brick around downspouts and below windowsills and loss of mortar indicates water entry.
- Step cracks ranging from 3mm to 5mm, especially around the windows and at the southeast corner. The cracks indicate settlement of the building and separation of bond.
- The entire upper 2' of the east façade at the roofline has been repointed. Along the base under the bank of windows, the brick has been replaced, documenting a history of water infiltration and damage. The replacement brick does not match the original tapestry brick (see figure 16-7)
- Step cracks in the brick cladding extend from second floor windows and at the top corners of the two large basement windows. The Windowsills are cracked with several wide cracks at the southeast corner, documenting subsidence or movement to the wall.
- There is substantial settlement in the southeast corner, which is the closest area to the excavation works performed at 203 Catherine Street back in 2015. The total movement at the southeast corner was 72mm when observed by Keller Engineering on February 24, 2017.
- Vertical columns provide temporary supports, preventing the whole southeast corner separating from the back wall. A portion of the wall has collapsed and is now held in place with plywood.
- Some windows have broken glass in the basement level, which is additional evidence of the movement of the wall.

The condition of the meaningful portions of the church and the capacity of the structure to withstand the challenges and risks associated with relocation is a primary consideration. In order to determine the most practical and least intrusive way for moving the former church a condition assessment was carried out by Remisz Engineering. The following precis summarizes their assessment of the church's condition.



Figure 16: A key view of the east façade provides a reference point for the closeup views of the various issues. The reference numbers refer to the detailed close-up views.



1. Substantial settlement at the corner requiring temporary bracing to prevent collapse of back wall and portion of the east façade.



2. Back corner the wall has kicked out and separated requiring extensive temporary bracing.



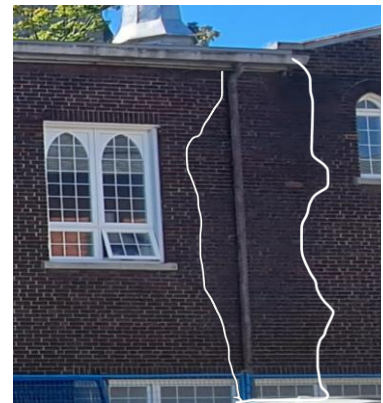
3. Stepped crack south end of east façade with vertical support lag bolted thro the wall.



4. Staining of the brick under windows indicates long term water running down the face with cracking from the upper to the lower window.



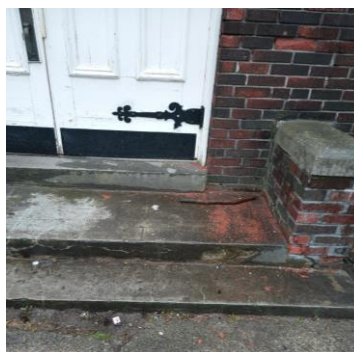
5. Stepped cracks and lost mortar along east façade.



6. Staining of brick around the down spout with bulging and loss of mortar. Note the vinyl windows that will not be reincorporated.



7. The brick along the base of the church has been replaced using a different brick.



8. Entrance with spalling brick as a result of salt used on the entrance steps.



9. Front façade with staining along the base and in the corner.

4.3 Conclusion

This structural investigation documenting the building condition strongly suggests that physically moving the existing church as an entire structure (Scenario 1) or in panels (Scenario 2) will not be viable due to the building's overall structural condition, particularly the east façade. Remisz has determined that there is an absence of a practical means of bonding and stabilizing the brick to the structural terra cotta bearing walls prior to moving (Scenarios 1 and 2); the absence of a practical method of transporting the masonry panels without damage (Scenario 2); and the absence of a practical method for knitting the brick façade panels without leaving a disfiguring testimonial to the panelization intervention (Scenario 2).

Remisz Engineering Inc. has concluded that Relocation Scenarios 1 & 2 poses a significant risk to the heritage fabric of the 'meaningful portion' of the church to be conserved.

Remisz Engineering has also drawn attention to other serious limitations to Scenarios 1a and 1b (discussed in more detail in their Options Analysis Report):

Scenario 1a. The presence of the relocated 'meaningful portion' on-site will serve as an insurmountable physical barrier from Argyle Avenue and inhibit the construction of the new 9 storey building (and south half of the underground parking garage) given the minimal size of the property, the dimensions of the conserved church, and the lack of construction access from the east, south and west (private) properties.

Scenario 1b: Given the dimensions of the church's footprint, the temporary relocation of the church off-site (to the Argyle Avenue ROW) will essentially "close" Argyle Avenue and severely inhibit vehicular use of Argyle Avenue for the duration of construction period.

Remisz Engineering has concluded that Scenario 3 (dismantle and reconstruct) presents the least risk to the church's heritage fabric and is the only viable way of conserving and integrating the 'meaningful portion' of the church into the development.

5.0 CONSERVATION RATIONALE

Considering the findings of the Remisz structural analysis and the physical challenges and risks associated with relocation described in Scenarios 1 and 2, the report recommends that the "dismantle and reconstruct approach" should be considered. As described, the meaningful portion of the church is limited to the front, the east façade, and a portion of the west side of the building. Dismantle and reconstruct poses the least risk to damaging the heritage character defining elements of the former church. The approach will assure its continued contribution to the heritage value of the Centretown Heritage Conservation District. The following review of a range of specific conservation guidelines is set out and offers a rationale for Scenario 3 dismantle and reconstruct method.

5.1 A REVIEW OF SITE SPECIFIC HERITAGE CONSERVATION GUIDELINES HCD Policy on Relocation by "Dismantle and Reconstruct" Method

It should be noted that while the Centretown HCD Plan policies permit Character Supporting Resources (CSR's) to be demolished and relocated if other city building goals will be accomplished (Policy 5.0), projects that necessitate dismantling and reconstructing existing contributing buildings in order to incorporate them into larger development are deemed to be not appropriate. (Policy 9.2.2) It should be noted that while Policy 9.2.2 is explicit, there is no rationale given for why this method of relocation is deemed not appropriate where other methods (by implication) such as relocating a building as a whole or by segments, are appropriate. A recent example that contradicts these policies is the dismantling and reconstruction of the Vaux Wall on Parliament Hill while construction under the forecourt is being carried out. Other examples within the Centretown and Minto Conservation District include the James Strutt façade at 100 Argyle Avenue and the Legion Building on Kent Street.



*the Vaux
Wall on
Parliament
Hill, P W C.*



*The James Strutt
façade at 100
Argyle Avenue,*



*the Legion
Building on Kent
Street.*

Ontario and Canadian Guidelines on “Dismantle and Reconstruct” Method

Since the Centretown HCD policies and guidelines draw on established Ontario, Canadian and international protocols, and charters for managing change associated with heritage properties, a survey of the relevant protocols reveals no fundamental theoretical or technical basis for deeming, *a priori*, that the dismantling and reconstructing approach to conservation is not appropriate where other forms of relocation are appropriate.

For example, the Ontario Heritage Act and the Ontario Heritage Toolkit for HCD's give no guidance on appropriate or inappropriate methods of relocation of buildings designated under the OHA inside or outside of HCD's. It should also be noted that “Standards and Guidelines for Historic Places in Canada” does not directly address or give guidance for evaluating the methods for relocating the heritage structures in historic places. Although Standard 14 (applicable where Restoration is the chosen primary treatment) does not consider reconstruction as “conservation”, it is of distinct relevance that the chosen treatment for the Christ the King Church project is *Rehabilitation*, with a different set of conservation objectives. Consequently, the most relevant S&G guidance would appear to be using the “gentlest means possible” (Standard 7) for this form of intervention. In applying best practices, choosing the gentlest means possible would suggest using methods that have the highest probability of reducing the risk of damaging the building's heritage character defining elements during the intervention.

Considering the findings of the Remisz report and the physical challenges and risks associated with relocation Scenarios 1 and 2, it appears that the “dismantle and reconstruct” method most closely respects Standard 7 and poses the least risk to damaging to the heritage character defining elements of the former chapel. The availability of a significant stock of surplus veneer bricks from the portion of the building envelope that is not intended to be reconstructed should ensure that any damaged brick from the “meaningful portion” can be replaced in kind (S&G Additional Standard #10).

International Guidelines on “Dismantle and Reconstruct” Method

Although the historic ICOMOS Venice Charter,(1964) ruled out “reconstruction” as a valid conservation measure it conceded that the reassembling of existing but dismembered parts can be permitted (Article 15). It should also be noted that international guidelines for heritage conservation have evolved since the Venice Charter to acknowledge the validity of heritage building relocation, the dismantle and reconstruct method or just the reconstruction of “lost” monuments/sites based on scholarly research. These reconsiderations, expand the definition of heritage value and authenticity and are reflected in the World Heritage Convention(1972); the ICOMOS Burra Charter (1976) the UNESCO Nara Document on Authenticity (1994); UNESCO (Operational Guidelines for the Implementation of the World Heritage Convention (2023) and a literature of scholarly papers.

Standards and Guidelines for Historic Places in Canada discourages the physical relocation of heritage resources if the current location is a heritage character defining element of an *historic place* (Standard 1). However, since the actual location of the Church is not identified as a character defining element in the HCD evaluation, relocating the Church closer to Argyle Avenue on the same midblock parcel will enhance the public visibility of the Church’s principal heritage character defining elements and contribute to the heritage value of the Centretown Heritage Conservation District.

5.2 Conclusion

Based on the review of conservation policies and in light of the conclusion arrived at for the relocation scenarios it is authors’ professional opinion that the Relocation Option #3 (dismantle and reconstruct) is the only feasible method for relocating and conserving the “meaningful portion” of the Christ the King Church. Furthermore, there is a reasonable rationale for site-specific guidelines for Scenario 3 dismantle and reconstruct method based on policies in the Centretown HCD Plan and Standards and Guidelines for Historic Places in Canada for the following reasons.

1. Since the chosen treatment for the Christ the King Church project is *Rehabilitation* the most relevant guidance would appear to be Standard 7 which recommends using the “gentlest means possible” for any intervention.
2. Since relocation of the former Christ Roi church is determined to be necessary to achieve other city goals (Policy 5.0) the building will be located to be featured prominently on the lot and within the streetscape supporting its character defining designation (Policy 9.2.3).
3. Since the relocation of the full footprint of the former church has been deemed unfeasible to achieve other city goals (Policy 5.0), a meaningful portion of the church will be retained to allow for the continued understanding of the building’s original three-dimensional form and elements that convey how the property contributes to the HCD. (Policy 9.2.1)
4. The new apartment building will be set back from Argyle Avenue to permit the relocated church to serve as a podium/ base to support its relationship with the adjacent lower scale contributing properties. (Policy 9.3.3)
5. The new building will be designed to respect the Parks Canada “Standards and Guidelines for Historic Places in Canada” [Standard 11- compatible, subordinate and distinguishable] (Policy 9.2).

6. The relocated meaningful portion of the former church will be rehabilitated to accommodate its new use as the principal entrance of the new building and conserved and enhanced according to Parks Canada “Standards and Guidelines” (Policy 1.4).
7. The method for demonstrating that a portion of the relocated church will exhibit the building’s three-dimensional form in a meaningful way (Policy 9.2.1 has been illustrated by a video showing the existing and proposed development from a dynamic eye level view along the centre line of Argyle Avenue. The video along with plans and elevations will serve as part of the record documenting the approach taken.

6.0 PROPOSED DEVELOPMENT

6.1 Description of the Proposed Development

Project Context

This stretch of Argyle Avenue is characterized by a mix of two typologies; its original grain and scale of historic brick buildings, originally family dwellings interspersed with more recent, larger apartment and office buildings of varying heights and materials and surrounded by open asphalt parking lots. A mix of mature deciduous street trees and coniferous provide a green character to parts of the street. A grass lawn and low planting contribute to the landscape setting of the Church and provide some visual continuity with the lawn of the former Rectory to the east. The site is 20m wide by 46m deep and bounded as follows:

- on the north by the public sidewalk and Argyle Avenue,
- on the east by 252 Argyle Avenue, a brick three-storey building, originally a family home and the Church Rectory, with a front lawn and a rear parking lot covered in asphalt.
- on the south by 203 Catherine Street, an aluminium and glass twenty-three-storey apartment building completed recently.
- on the west by 258 Argyle Avenue, a stone-faced seven-storey apartment building completed in the 1990s, with a rear parking lot covered in asphalt.

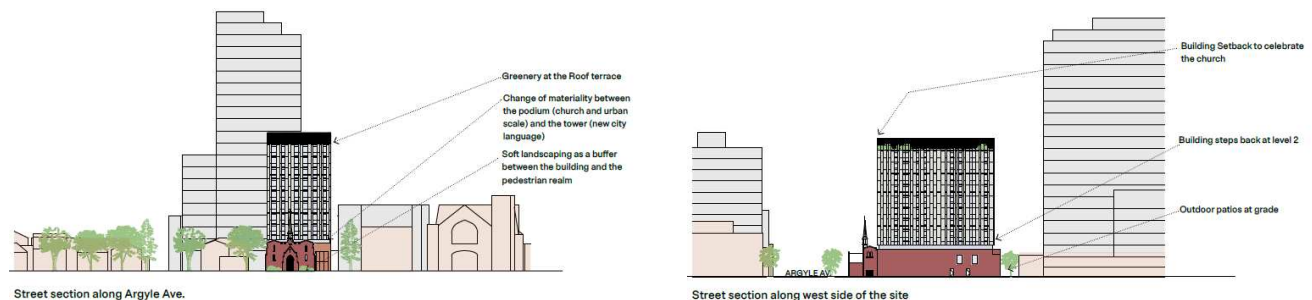


Figure 17: The planned development in relation to the south and west sides. Source: CSV Architects/ Spice 2024.



Figure 18: Bird's eye looking southwest, showing the scale and relationship of the proposed development. Source CSV Architects /Spice Design 2024.

Existing Designated Church

To build the proposal, the site will be excavated to the property boundaries, requiring the temporary removal of the former Church. The proposal reinstates the Church at the front of the property, where it is more visible when approaching from east or west along Argyle Avenue. A full discussion of the methodology for relocating a 'meaningful portion' of the church is provided in the Conservation Plan.

Massing And Scale

The design proposes that the Church is re-sited closer to the street, increasing its visibility and contribution to historic context in contrast to its current siting, which is largely concealed between its close neighbouring

buildings, particularly 258 Argyle Avenue. The proposal will provide apartments for rent with amenities that support occupants, including bicycle parking, a roof terrace, and basement car and bicycle parking. An accessible café/wine bar is proposed at the front of the Church, followed by a residents' lounge with access to passenger elevators serving the apartment floors. The building's base will be visually dominated by the 'meaningful portion' of the church. A new brick volume to the rear continues at the same height, giving the Church greater substance in its new setting surrounded by larger buildings to the north, south and west.

The proposed upper volume is separated from the base by a continuous horizontal clerestory zone. Eight upper floors will be housed in a simple rectangular volume that transitions the scale between the seven-storey apartment building adjacent and the twenty-three-storey apartment building to the south. The proposed new apartments above step back at a greater dimension than the zoning setback requirement, providing a backdrop to the Church, its spire seen in silhouette from east and west approaches. To the south, the proposal steps back above level four.

The materiality of the proposed apartments is a "woven basket" comprising aluminium rails (the horizontal "warp") and aluminium sheet (the vertical, active "weft"). The resulting texture softens the form, giving a simple industrial material more interplay with light and shadow; a familiar handcraft, giving singularity and contributing to the neighbourhood. At the roof terrace, the façade continues with perforation to create a visually lighter ending or top, while providing some wind mitigation. Windows comprise intermittent vertical segments within the overall basket weave. The vertical circulation to the upper floors is located on the west boundary, where several floors face the neighbouring apartment building at 258 Argyle Avenue.

Internally, most north and south-facing units enjoy open outlooks from living room windows. Windows facing east and west are mostly bedroom and bathroom windows. Windows to east-facing studio units are further setback, in case of a future mirror development. Rooftop amenities include a gym and an open-air roof terrace. The external amenity space is surrounded by the continuation of the basket weave in perforated aluminium, providing safety protection and enhancing visual lightness to the top of the overall form seen against the sky.





Figures 19, 20 & 21: Three views from Argyle Avenue looking west and east allow the church to stand proud with positioning similar to the United Church on the corner. This repositioning has given the church a far more defining role on the street. Source: Spice Design 2024.

Access to basement parking is via a driveway into an enclosed ramp descending along the west side of the Church, thus the full eastern side of the rebuilt Church wall will be visible.

Setbacks from the property boundaries are proposed on all four sides. The proposed garage door entrance to a vehicle ramp leading to basement parking is via a driveway between the Church and 258 Argyle Avenue, a seven-storey apartment building on the west boundary.

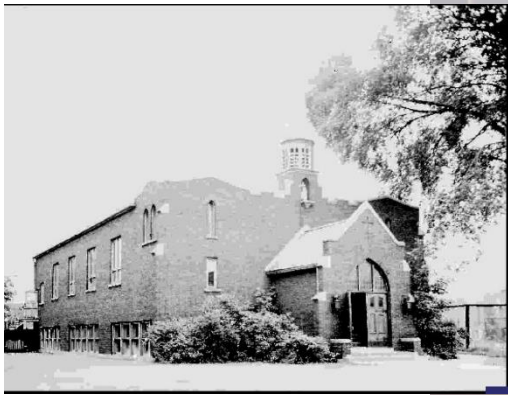


Figure 22: A comparison of the c.1940 view of the church and the rendering of the proposed reinstated church brought forward on the site with the tower setback. Source: Spice Design 2024.



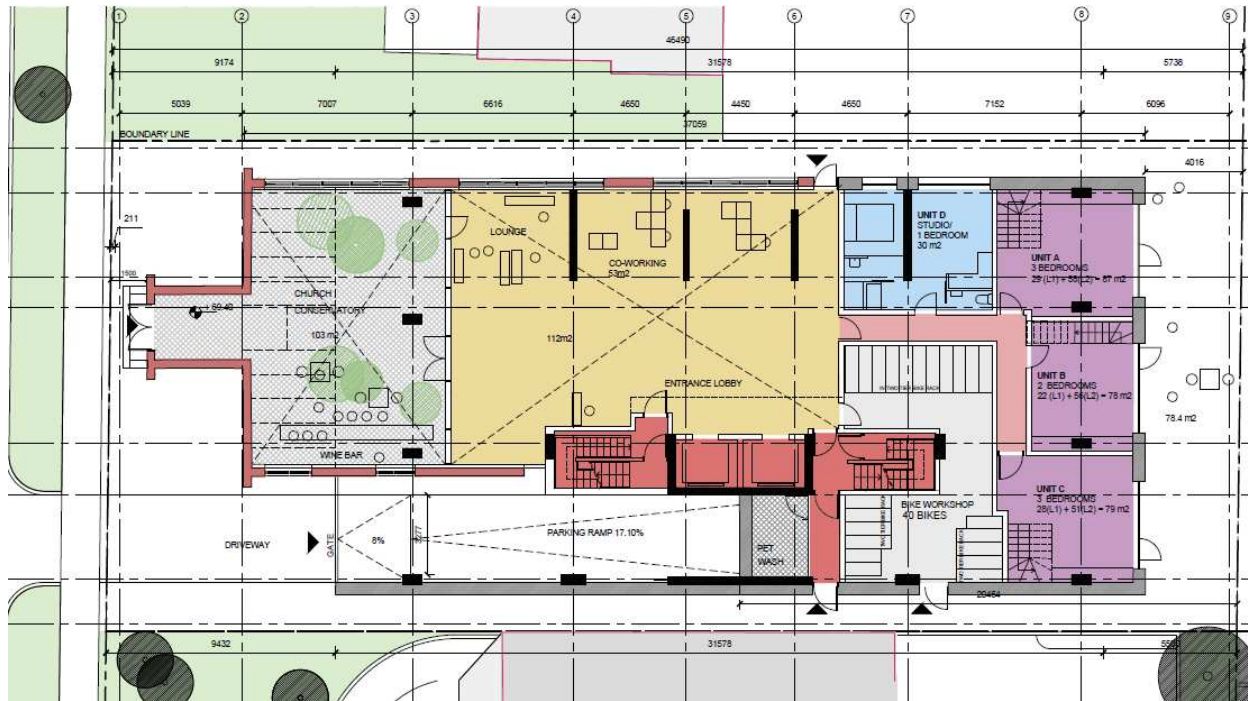


Figure 23: Proposed plan for the ground floor illustrated the reuse of the front of the church as a café/bar, ground floor amenity area, vertical circulation, and ground floor units along the south. The new podium/base (shown in red) reinstates the original material and height of the church is re-clad in salvaged with the salvaged red brick acknowledging the original treatment of the church. Source: Spice Studio/ CSV Architects Design Brief, August 2024.

6.2 The Base and Landscape Design Approach

Space constraints, in this project, demand a modest approach towards landscape design, focusing more on the functionality and heritage aspect. The objective is to create a clean, uncluttered environment that features the church facade and maximizes the use of available outdoor space.

The design choice to exclude a vehicular drop-off or lay-by directly in front of the entrance lobby is a strategic decision to alleviate congestion and maintain smooth traffic flow. Instead, provision of a ramp to below-grade parking on the west side redirects vehicles before approaching the main entrance, thereby prioritizing pedestrian safety and convenience.

The proposed landscape design will add to the pedestrian public realm along Argyle Avenue. By increasing the width of the sidewalk from 1.8 meters to 2 meters wide, it will set a new precedent to promote walkability in the neighbourhood. Sod in the right-of-way, extending the width of the sidewalk, and creating outdoor courts with planting on both sides of the vestibule, will collectively offer a simple foreground to the architectural details of the repositioned church. The selection of plants in the front have been drawn from species that have traditionally been planted around community buildings and churches.

The front entrance will be modified to provide barrier free access. This will include removal of the steps and flanking knee walls, adding to the overall length of the main doors, and reusing the stone steps as

entrance pavers with the reuse of the knee walls on either side. The design of the proposed walkways is a thoughtful integration of functionality and respect for the conservation of the church's character defining features. The walkway on the west ensures seamless entry to the facilities along that side of the building by making it more inviting and accessible for the residents. The walkway on the east side of the building gives a clear and unobstructed path for maintenance purposes and evacuation in case of emergencies.

There are private greens on the south side designed for the ground floor units beyond the two pedestrian gates. The proposed planting, two trees, complete with small patios, will extend the living space and create a tranquil environment where residents can relax and enjoy a touch of nature. Additional amenity space is proposed on the roof with an enclosed gym, some outdoor furniture, and movable planters to add a touch of greenery while keeping the layout flexible.

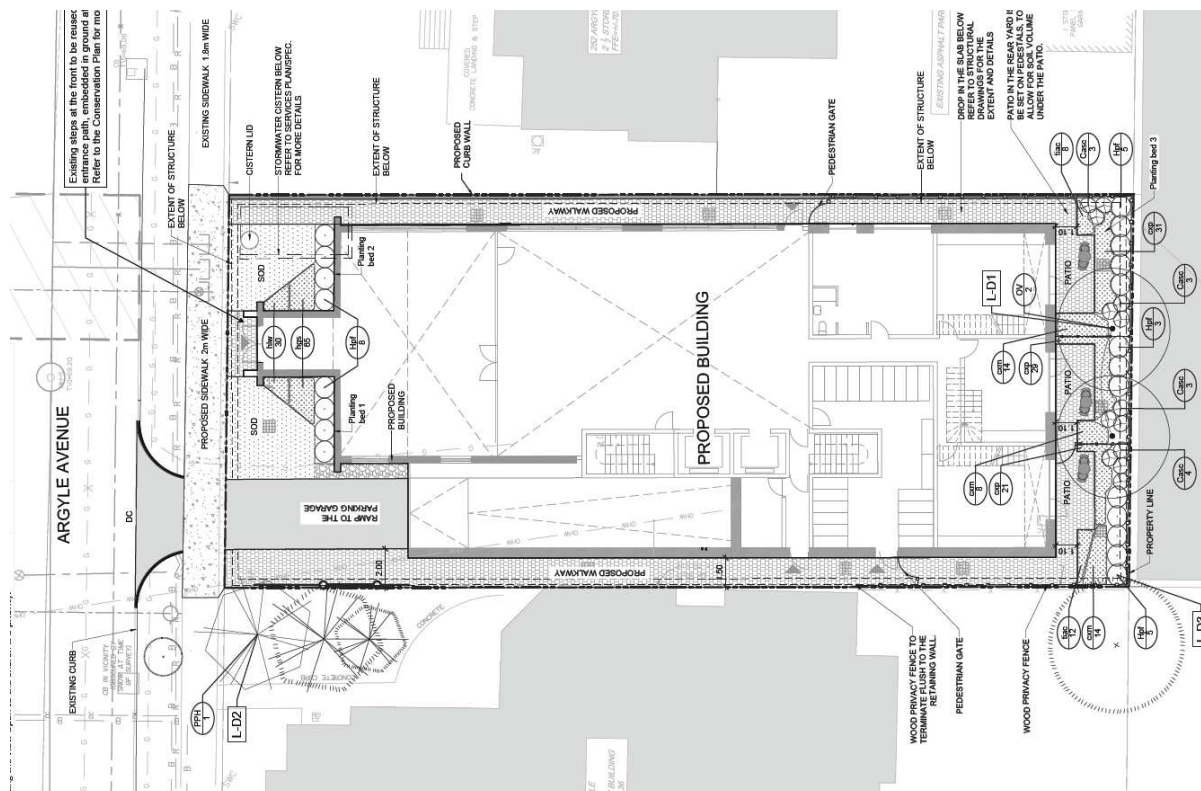


Figure 24: Site/landscape plan illustrating the relationship of the proposed development to the public realm. Novatech 2024.

6.3 Finishes and Materiality



WEST ELEVATION



SOUTH ELEVATION

*Figures 25, 26, 27 and 28: **East, South, East, and North elevations** The Former Church serves as a podium that sits proud of the new development setback behind the steeple. The 9 -storey tower setback from the street is positioned to allow the reconstructed church façade to be interpreted on the front and east elevations stand proud. Source: Spice Design 2024.*



EAST ELEVATION



NORTH ELEVATION



Figure 29: Longitudinal Section with Argyle Avenue to the north. Source: CSV Architecture/ Spice Design 2024.

7.0 IMPACT OF THE PROPOSED DEVELOPMENT

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the CMPHCD 2022. The guidelines are contained in the CCDP (2013), Official Plan Section 4.5.1 policies 2 and 9. The heritage attributes and character-defining features of the CMPHCD are itemized in Section 3.0. The definition of the “heritage building” is the “meaningful” visible exterior portion of the church depicted in the Spice plans, elevations and renderings informally “approved” by the city staff in Phase 1.

7.1 Centretown and Minto Heritage Conservation District Plan 2022.

The 1997 Centretown Conservation District Study has been replaced with the 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, 9.3 New Construction and High-Rise Buildings and 11.3 Front Yards and Private Landscapes complete the analysis.

5.0 Demolition and Relocation	
<p>Section 5.0 contains policies related to the Demolition and Relocation of properties in the HCD areas, which state that:</p> <ol style="list-style-type: none"> 1. Demolition, relocation, or partial demolition of Contributing properties will not normally be supported. 2. Any application to demolish an existing building must be accompanied by plans for its replacement. New construction must be compatible with, and sympathetic to, the character of the HCD and meet the policies and guidelines of this plan. 3. At least one of the following must, as determined by Heritage staff, be included as part of a complete application under the Ontario Heritage Act for the demolition of a contributing building: <ul style="list-style-type: none"> Confirmation through an assessment by a structural engineer with expertise in heritage buildings or the City's Chief Building Official that there is structural instability or damage resulting from an extraordinary circumstance. Confirmation through an assessment and rationale provided by a qualified heritage professional that the building is damaged/compromised/ or altered to the extent that it no longer contributes to the cultural heritage value of the HCD. An analysis of the building demonstrates that alternative retention options (such as preservation, rehabilitation, restoration, reinvestment, adaptive re-use, mothballing etc.) have been meaningfully considered. 	<ol style="list-style-type: none"> 1. <i>The 2020 ERA Evaluation categorized 254 Argyle Avenue as a 'Contributing Building' and 'Character Defining Resource'. City staff have agreed to consider the relocation of a significant portion of the church to the front of the site.</i> 2. <i>See the design development and the plans and renderings supporting the relocation of a meaningful portion of the building</i> 3. <i>Included in the companion document is a discussion from the structural engineer outlining 3 scenarios for salvaging and reincorporating a meaningful portion of the church as part of the proposed development.</i> <p><i>Remisz Consulting Engineers Ltd. have carried out an assessment documenting the church's instability and potential damage with moving it. Their analyses of the building and scenarios for moving are discussed in detail. Their analysis of the building documents that alternative retention scenarios (such as preservation, rehabilitation, restoration, reinvestment, adaptive re-use, mothballing etc.) have been meaningfully considered.</i></p> <p><i>A précis of their analysis is included in Chapter 4 of the HIA.</i></p>
9.0 New Construction Policies and Guidelines	
<ol style="list-style-type: none"> 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. 5. Respect the site's historic context and surrounding Contributing properties when 	<ol style="list-style-type: none"> 2. <i>The character defining features of the street are documented. In terms of subordination - the high-rise portion of the development is set back from the street. The development is intended as a feature building using materials, scale, and a colour palette in keeping with the public realm. In terms of visual compatibility, the brick clad church serves as a podium and offers a comfortable interface with the Argyle streetscape. Bringing the church forward on the lot and allowing the new apartment to sit back from the front facade presents a distinguishable piece of contemporary architecture.</i> <p><i>Considering the findings of the Remisz report and the physical challenges and risks associated with relocation Scenarios 1 and 2, it</i></p>

<p>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:</p> <ul style="list-style-type: none"> the incorporation of setbacks, step backs, 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. <p>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.</p>	<p><i>appears that the “dismantle and reconstruct” method most closely respects Standard 7 and poses the least risk to damaging to the heritage character defining elements of the former chapel. The conservation of the relocated church designated under Part V of the Ontario Heritage Act will also be guided by Standard 11: “conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.”</i></p> <p><i>5. The proposed development is a new construction within Centretown HCD, which has been designed to meet design standards through selection and reuse of building materials, architectural details, continuous building lines, articulation, and fenestration, all of which help to retain the character of the public realm that defines this section of streetscape as does widening the sidewalk and replacing trees lost during construction.</i></p> <p><i>The layout respects the original placement and focus, with the front façade of the church set proud and used as a podium. The adjacent buildings are reinterpreted, with the development brought forward in line with the buildings on either side.</i></p> <p><i>.he proposed landscape plan includes replacement of a neighbouring tree and foundation plantings in line with neighbouring properties ground floor residences with direct access to support the public character.</i></p>
9.2 New construction Incorporating Contributing Buildings:	
<p>1. Given that the conservation of Contributing properties is one of the goals of this plan, this type of proposal must meaningfully retain and incorporate existing Contributing buildings and their attributes to be considered. Meaningful retention allows for the continued understanding of the building’s original three-dimensional form and elements that convey how the property contributes to the HCD.</p>	<p><i>The foyer, front façade and the steeple are defining attributes, as are views of the bank of windows along the side elevations, particularly as viewed looking west. The plan calls for moving the building forward closer to Argyle and using the former church as the podium of the new building.</i></p>
<p>2. Projects that necessitate dismantling and reconstructing existing Contributing buildings in order to incorporate them into a larger development are not appropriate.</p>	<p><i>City staff have agreed to consider the relocation of a significant portion of the church to the front of the site.</i></p>
<p>3. When a project incorporates existing Contributing building(s) into a larger</p>	<p><i>A portion of the former church will continue to be featured prominently on the lot and within the streetscape. The</i></p>

development, those existing buildings will continue to be featured prominently on the lot and within the streetscape. The proposed development will complement the existing structure[s] through the use of compatible materials, fenestration pattern, relationship to the street or other measures.	<i>proposed development will complement the retained structure through the use of compatible materials, fenestration pattern, relationship to the street and landscape treatment.</i>
4. If a contributing building is to be retained and incorporated into a development, retain it in its original location during the construction process. Where retention of the resource in situ is determined to pose unacceptable risks, as determined by an engineer or architect specialized in heritage conservation, the City may permit the temporary removal of the resource during the construction process, followed by its restoration after reinstatement in its entirety on the original site.	<i>A conservation strategy is being developed to address the portion of the church to be reinterpreted. Scenarios for the best method (least destructive) approach will be explored. The conservation plan will be presented as a companion document to the HIA.</i>
5. Avoid moving or permanently relocating existing contributing properties. If relocation is determined to be necessary, the building must remain on its current site and retain its historic relationship with the same street.	<i>The former church will be retained on its existing site, although not in its existing position. It will be moved forward closer to Argyle Avenue and shifted to the east. It will maintain the same alignment, with the entrance to the church and the steeple preserved as focal points fronting onto Argyle.</i>
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>See 4.2 for a description of the Landscape Plan and renderings, Figure 23.</i>

7.2 Centretown Community Design Plan (CCDP)

Centretown Community District Plan

The subject property is designated "Residential Fifth Density, Subzone B, Exception 854, with a Height Exception of 19 metres (R5B[854] H(19))". The Subject Property is also located within the Mature Neighbourhoods Overlay and the Heritage Overlay of the Zoning By-law 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, 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 step backs, 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 step backs(s).

Discussion: *With regard to the relocating of a significant portion of the church the new development has addressed key heritage attributes found within the district including maintaining of the lot, materials and finishes, colour palette that are distinguishable and do not detract from the heritage features, and the reintroduction of street trees and upgrading of public amenity space.*

- When adding a new building adjacent to a heritage building or streetscape, the following guidelines shall apply:
 - Use compatible materials.
 - Use step backs, 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 step backs in a manner that is compatible with the surrounding heritage structures.

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

7.3 Development Impacts

Positive impacts of the proposed development on the cultural heritage values of the Centretown HCD and 245 Argyle Avenue include:

- The retained portion of the Church has been carefully selected to ensure that its 3-dimensional form can be appreciated when viewed from Argyle Avenue.
- The structure of the new addition has been redesigned so that the columns are located within the volume of the former church. The new addition no longer visually straddles or entombs the exterior appearance of the church.
- From Argyle Avenue the form and massing of a scale-appropriate church as a 3-dimensional element will be retained and interpreted;
- The new 9-storey apartment provides a contemporary well-designed background to the church that serves as its podium.
- The building form aligns the church with the front facades of the neighbouring buildings to support a consistent street fronting edge.
- The architectural details (e.g., bank of basement window openings, spire, front façade and foyer and material finishes) and the basket weave treatment of the new building allows the heritage features to take precedence as specified in Standards and Guidelines.
- The relocation of the building towards the street is mitigated by landscape design that allows for barrier free access to the main entrance. Efforts have been made to replace plantings lost for construction.

- The additional height of the mid-rise is set back from the street and from the front of the entrance and spire.
- The landscape treatment connects with the public realm seamlessly, transitioning from the private realm and retains a united landscaped strip along Argyle Avenue.

Adverse impacts of the proposed development include:

- The loss of an early 20th century church (contributing buildings) designated under Part 5 of the Ontario Heritage Act. This is mitigated by the retention and conservation of a meaningful portion of the church and its conversion to residential functions.
- The necessity for moving the building, and the extent of the building proposed to be retained and moved.

8.0 ALTERNATIVES, MITIGATION & CONCLUSIONS

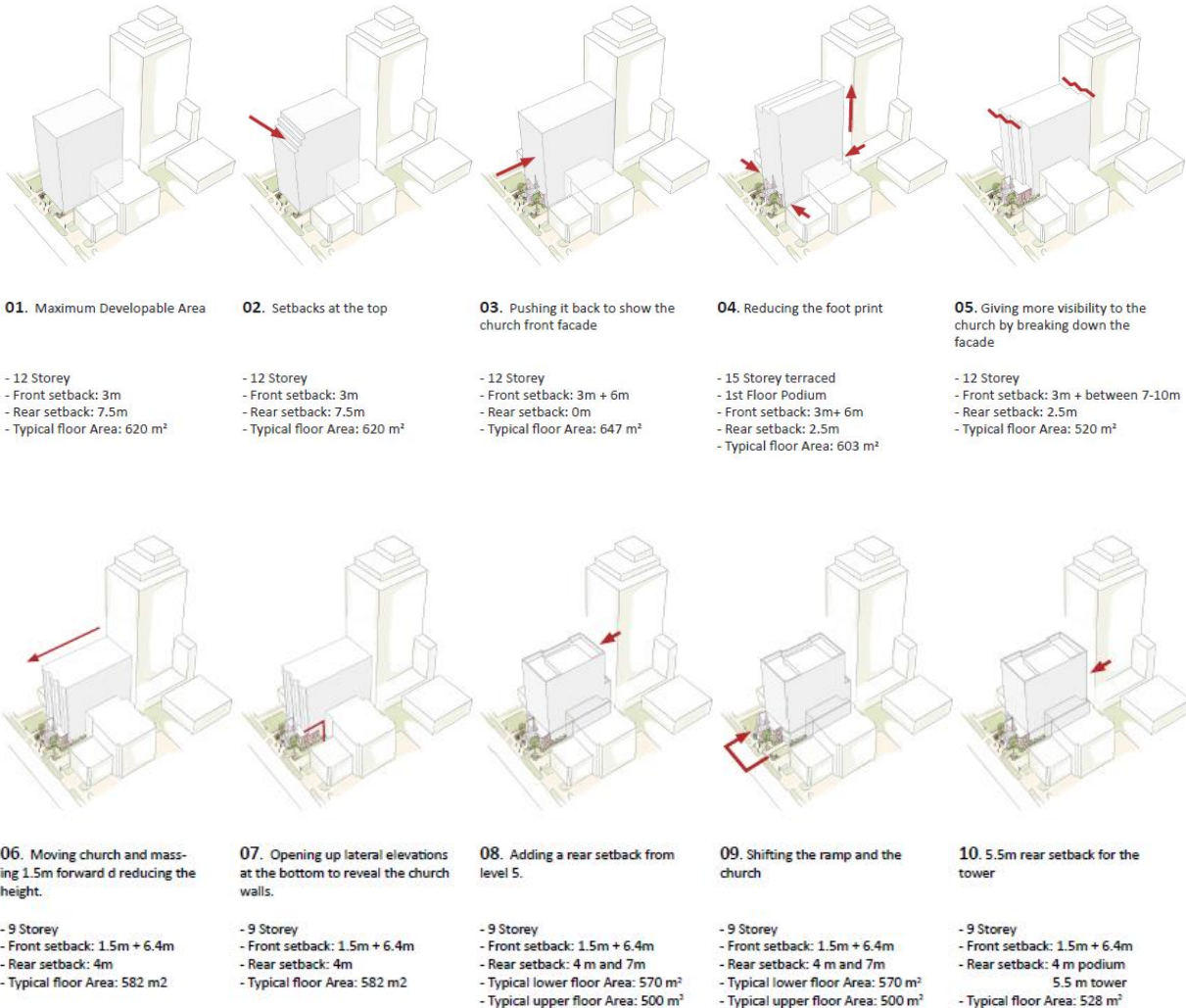
8.1 Alternatives and Mitigation Measures

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

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

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

A number of alternative concepts were explored in an effort to allow the church to maintain its presence and the development to capitalize on its context within the neighbourhood. The alternatives below highlight the progression of options explored.



The following items have been considered to assess their potential for integrating into the neighbourhood:

- The salvaging of a meaningful portion of the former church massing and cladding and its reintroduction along with the form and massing of the original character as a podium.
- The continued use of the red brick and a unified colour palette as part of the church's exterior finishes supports the traditional materials commonly used in the district.
- The reintroduction of street trees supports the quality of the environment along Argyle Avenue.
- The transition between the new development and the adjacent designated building to the east is mitigated by the lower podium, the shared setback, and use of red brick with the use of light colours and glazed curtain wall for the new development.
- The front part along with a substantial portion of the designated historic church will be moved forward and restored to a high standard and sensitively integrated as a vital part of the development.
- The churches front entrance will be maintained as the primary entrances off Argyle Avenue, with renewed landscapes to create spaces that transition into the new development and front walk and lawn that maintain the streetscape character and provides accessible access.
- A lighting scheme will need to highlight the heritage features and integration with new residential uses.

8.2 Mitigation efforts include:

Architecture:

Options for determining the least intrusive way to move a meaningful portion of the church and mitigate loss of integrity.

Scenarios for the treatment of the new façade have been considered. These scenarios have been useful in obtaining comments and assessing the best approach.

Throughout the design process, at least three different concepts have been evaluated; these include the following:

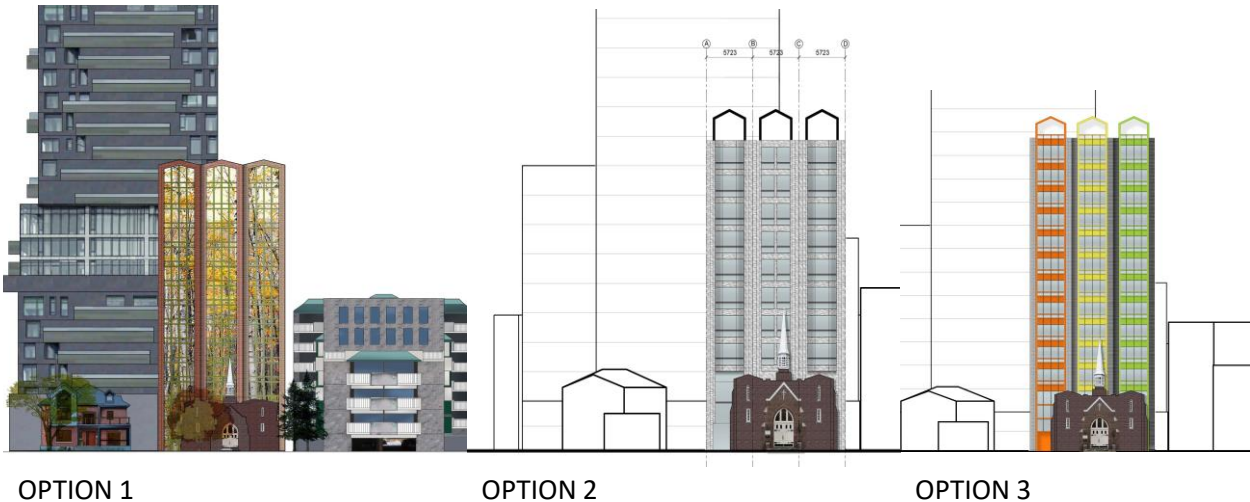


Figure 29: Three earlier options being considered

Mirroring the Layout to take the best advantage of the defining features

The parking ramp was initially located on the east side, resulting in the loss of the three-dimensional strong base and the bank of basement windows, as illustrated in figure 14. From the public realm, these are character defining features and by shifting the ramp from the east side and flipping the layout of units above as well as moving the building closer to the street, the features of base, front façade and steeple can be preserved and interpreted. The mirroring also supports the principle of subordination, and distinguishability.

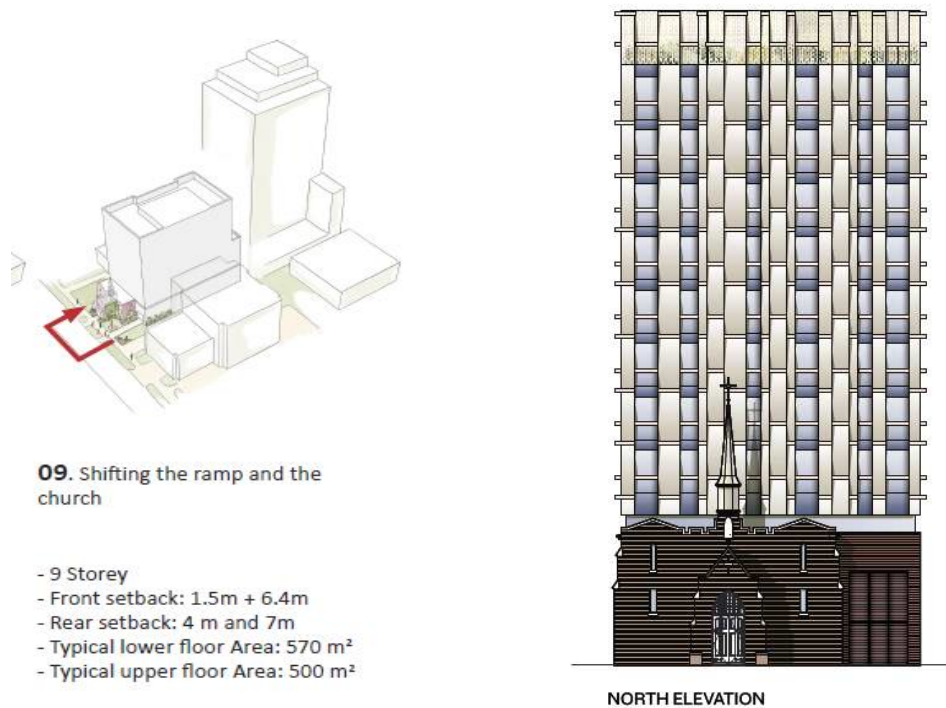


Figure 30: Shifting the ramp and the church from the east to the west side of the property.

Materiality and Form

The Noffke commission on Argyle Avenue is described as “one of his most charming religious buildings and one that breaks with normal format for Catholic religious buildings”. The basket weave of the new apartment and its colour compliments the format with its own unique expression that does not overwhelm and provides an urban expression that is compatible with the district.

8.3 Conclusions

This is a sensitive infill project with a number of objectives for this site, aimed at incorporating the 1930s church and developing the site as a 9-storey residential building. The design meets these objectives, takes full advantage of the original lot, and compliments the existing heritage street fabric. The new build with its basket weave treatment of the façade is a creative expression compatible with the Centretown Heritage Conservation District and its expectations. The development respects the defined values of the urban grain, introduces a scale and visual relationship linking the more traditional sections of the street with the contemporary towers. Bringing the Church forward provides more prominence and allows the tower to be setback behind the spire. Positioning the church close to the front of the site is a traditional siting of institutional architecture in Centretown.

Taking into consideration the findings of the Remisz structural analysis and the physical challenges and risks associated with relocation described in Scenarios 1 and 2, clearly supports the project engineers’ recommendation that the “dismantle and reconstruct approach” should be considered. As described, the meaningful portion of the church is limited to the front, the east façade, and a portion of the west side of

the building. Dismantle and reconstruct poses the least risk of damaging the heritage character defining elements of the former church.

Furthermore, the review of conservation policies in the Centretown HCD Plan and Standards and Guidelines for Historic Places in Canada offers guidance that relocating and conserving the “meaningful portion” of the Christ the King Church is an acceptable approach that will assure the church’s continued contribution as a character defining resource in the Centretown Heritage Conservation District.


APPENDIX A: CITY INVENTORY FORMS 1996 & 2021

CITY OF OTTAWA DEPARTMENT OF PLANNING & DEVELOPMENT COMMUNITY PLANNING BRANCH	HERITAGE SURVEY AND EVALUATION FORM	BUILDING FILE NO. HERITAGE DISTRICT FILE NO. OHR 4035/0200
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Municipal Address: 254 Argyle Ave. Building Name: Legal Description: Date of Construction: 1923-48 Original Use: Public Present Use: Public (O.C.D. 1993) Present Zoning: R 6-X (2.0) *13* Planning Area: Centretown	Lot: Lot 16 Argyle S CHURCH Block: 471 (F.I.P.) Plan: 30 Additions: Original Owner: Present Owner: Roman Catholic Episcopal Corporation
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PHASE ONE SURVEY				
Potential Significance	Considerable	Some	Limited	None
	(Pre- 1870 - 1915)	(1915 to 1940)	(1940 to 1965)	(1965 to present)
History				
(Date of Construction)	3	2	1	0
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design compatibility)				

Phase One Survey Score	/9	Prepared By:
Potential Heritage Building	Yes/No	
Potential Heritage District	Yes/No	



254 Argyle

(471)

PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)

Category 1 2 3 4

Part V Definite Yes/No

Part IV Potential Yes/No

If PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:
Centretown

BY-LAW/DATE:

COMMENTS:

PHOTO DATE: Fall 1995
VIEW: S
SOURCE: K. Deevey
NEGATIVE NUMBER: EP-25

HISTORY

PREPARED BY: M. Carter

DATE: Fall 1995

Date of Construction:

Factual/Estimated

Sources:

Trends:

Events:

Persons/Institutions:

Summary/Comments On Historical Significance:

Historical Sources (Coded):

=====

ARCHITECTURE

PREPARED BY: J. Smith

DATE: Winter 1996

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): Flat roofed church building. Centre spire. Brick veneer, decorative parapet, simple wood and metal trim

Architectural Style: Vernacular Tudor Gothic

Designer/Builder/Architect:

Architectural Integrity (Alterations): moderate

Other (Structure, Interior, Building Type, Etc.):

Summary/Comments On Architectural Significance: moderate example of early 20th century religious design.

ENVIRONMENT

PREPARED BY: J. Smith

DATE: Winter 1996

Planning Area: Centretown

Heritage Conservation District Name: Centretown



PHOTO DATE: Winter 1996
 VIEW: SE
 SOURCE: AY.
 NEGATIVE NUMBER: A-25

Compatibility With Heritage Environs: very compatible with heritage mixed use environment

Community Context/Landmark Status:

Summary/Comments On Environmental Significance: Reinforces heritage mixed use character.

Massing	Low Rise (1-5 storeys)
Roof Shape	Flat Irregular Others
other roof shape:	Steeple, articulated parapet
Cladding	Brick
Other/Specific Cladding	
Style	Gothic Revival Tudor Revival Vernacular
other style	
Centretown type	
Building Typology	Religious Building
other typology	
Conversion	
Property Features	Mature Tree (visible from public right of way) Garden
other property features	
Design: This property demonstrates a high degree of	Aesthetic merit
Design: This property's style, type or expression is	
Design comments	
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?	Reinforces character

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Roof Shape	Flat Irregular Others
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APPENDIX B: SUN & SHADE ANALYSIS



