

CULTURAL HERITAGE IMPACT STATEMENT

350 Sparks Street, 361 Queen Street & 137 Bay Street

Issued: June 26, 2015



350 Sparks Street, Ottawa

PREPARED FOR:

Morguard North American
Residential REIT
55 City Centre Drive, Suite 800
Mississauga, Ontario L5B 1M3

PREPARED BY:

ERA Architects Inc.
10 St. Mary Street, Suite 801
Toronto, Ontario M4Y 1P9

Project: 15-016-01
Prepared By: MM/VA/JT

E.R.A.
Architects Inc.

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Cover Image: Aerial view of Development Site (Source: Bing Maps)

EXECUTIVE SUMMARY

This Cultural Heritage Impact Statement has been prepared on behalf of Morguard North American Residential REIT, owners of the properties municipally known as 350 Sparks Street, 361 Queen Street and 137 Bay Street (the “subject site”).

The subject site contains a circa 1912 three-storey multi-unit dwelling, a tenanted twelve storey office building, and a multi-storey hotel building that has been unoccupied since 2014. The subject site does not contain any properties that are listed or designated under Part IV of the Ontario Heritage Act.

No listed or designated heritage properties are contiguous to the subject site; however, the federally designated East and West Memorial Buildings and the Chapel Hill Heritage Conservation District are located in close proximity.

The development proposal retains the twelve storey office building while demolishing the remaining buildings on the subject site. A multi-storey residential tower fronting Sparks Street is proposed at the north west corner of the subject site, while a multi-storey hotel tower fronting Bay and Queen Streets is proposed at the south west corner. A small publicly accessible private open space is proposed at the north west corner of the subject site.

The existing buildings on the subject site are not formally recognized heritage properties, and their removal has no heritage impact. In addition, the height and massing of the proposed podium has been designed in a manner that responds to the East and West Memorial Buildings. The proposal as described herein does not have a negative impact on the cultural heritage value of nearby heritage properties.

The proposal has been designed in a manner that fits into the surrounding context and makes an effort to ensure compatibility with nearby heritage properties. It is recommended that material choices for the new construction be chosen based on colour and texture compatibility with the East and West Memorial Buildings.

Further information may be provided upon request. A conservation plan is not required for the subject site.

1 INTRODUCTION

1.1 Scope of the Report

ERA Architects Inc. has prepared the following Cultural Heritage Impact Statement (CHIS) to assess the impact of the proposed development at 350 Sparks Street on the properties on and adjacent to the subject site. This review has been undertaken in accordance with:

- » A Guide to Preparing Cultural Heritage Impact Statements, March 2012
- » The Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010

It has also taken into consideration the following statements of cultural heritage value:

- » Heritage Character Statement for the East and West Memorial Buildings
- » Reasons for Designation for the Cathedral Hill Heritage Conservation District
- » Reasons for Designation for 404, 406 and 410 Queen Street

Heritage survey and evaluation forms were prepared in 1997 for the properties on and adjacent to the subject site, as part of the Central Area West Heritage District Study. Although several of these properties were placed on the City of Ottawa's Heritage Reference List, they were not subsequently designated or listed. Since the Reference List does not confer any form of protection on properties, this report has not included them in the heritage impact assessment.

1.2 Present Owner Contact

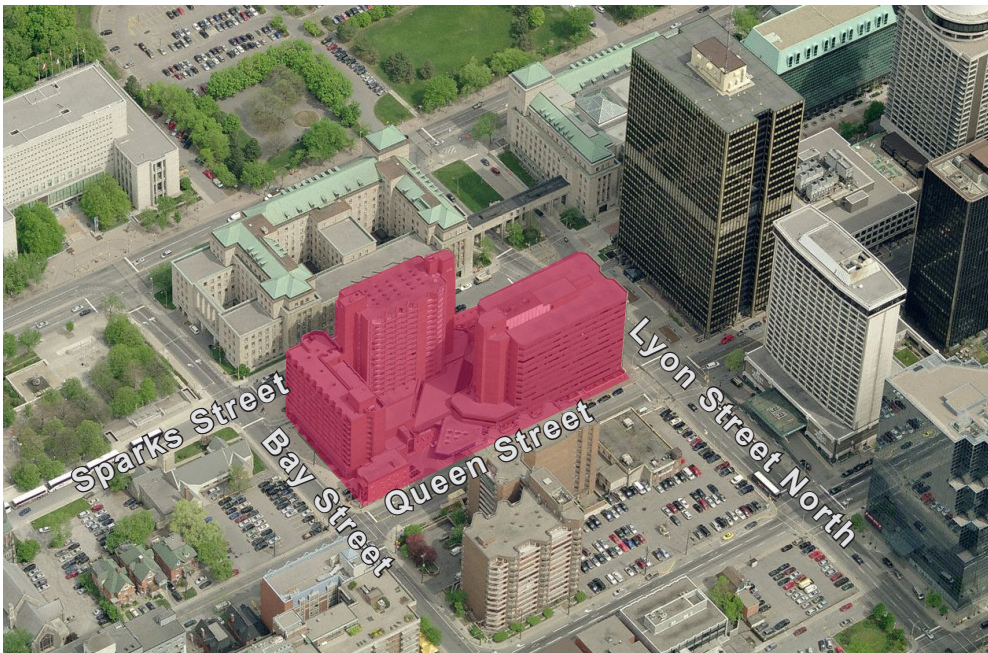
*Brian Athey, Vice President
Morguard North American Residential REIT
55 City Centre Drive, Suite 1000
Mississauga, ON L5B 1M3*

1.3 Site Location and Description

The subject site encompasses a full city block, bounded by Sparks, Lyon, Queen and Bay streets. The site comprises 361 Queen Street and 350 Sparks Street, a combined hotel and office complex, built between 1974 and 1977, and extended in 1978-79. It also includes 137 Bay Street, a modest, three-storey early 20th century single-family dwelling that was converted into a multiple-unit dwelling in around 1925¹.

The site is situated in a very mixed area at the western edge of Ottawa's Central Business District. It is flanked by late-modern, high-rise office towers (notably Place de Ville) to the east; prominent federal buildings to the north; mid-rise office, hotel and residential buildings to the south; and St. Peter's Lutheran Church and the Garden of the Provinces to the west. Within this transitional area, no one style, form or type of property or building predominates. The character of the area immediately to the west has recently evolved, as a result of the construction of a tower complex within the boundaries of the Cathedral Hill HCD.

¹ Heritage Survey Form for 137 Bay Street, Central Area West Heritage District Study, 1997.



1. Bird's eye view of subject site in red (Source: Bing Maps, annotated by ERA Architects Inc.)

1.4 Heritage Context

361 Queen Street/350 Sparks Street was identified as a Category 2 property in 1997 and placed on the City of Ottawa's Heritage Reference List. 137 Bay Street was also identified as a Category 2 property in 1997 and placed on the Heritage Reference List.

Neither property has been listed or designated under Part IV of the Ontario Heritage Act. As such, neither is considered to have formally recognized heritage value that is subject to regulation under the Ontario Heritage Act or heritage impact assessment under the Planning Act.

1.5 Nearby Heritage Properties

The City of Ottawa *Guide to Preparing Cultural Heritage Impact Statements* defines 'adjacent' as 'contiguous to'. Based on this definition, there are no federally or municipally designated heritage properties adjacent to the subject site with the exception of the West Memorial Building.

East and West Memorial Buildings:

Sparks Street separates the subject site from the East and West Memorial Buildings, two Classified Federal Heritage Buildings situated between Kent and Bay streets that are linked by a memorial arch.

The East and West Memorial Buildings were federally designated because of their historical associations, and their architectural and environmental significance. The buildings serve as the federal government's principal memorial to those killed during the Second World War and were major components of Jacques Gréber's master plan for the capital. Designed by the firm of Allward and Gouinlock, they are excellent examples of Classical Moderne design. Together they make strong contributions to Sparks and Wellington streets and define the western extremity of the downtown core (For further information, see the Heritage Character Statement in Appendix 2).

404, 406 and 410 Queen Street:

The subject site is in close proximity to a row of three late 19th century single-family residences, which have been designated under Part IV of the Ontario Heritage Act. One of designated buildings has been incorporated into the Radisson

Hotel, a mid-rise hotel complex on the southwest corner of Bay and Queen streets. These properties were designated as excellent representative examples of the Queen Anne Revival style; because of their historical associations with prominent local individuals; because they are among the few remaining vestiges of Upper Town; and as important contributing elements along Queen Street, from Bay Street to Bronson.

Cathedral Hill Heritage Conservation District (HCD)

The subject site is within close proximity, though not directly adjacent, to the Cathedral Hill HCD. The Cathedral Hill HCD, which comprises only eight buildings, was designated in 1989 under Part V of the Ontario Heritage Act for the following reasons:

It is the last remaining block in the commercial core of Centretown that retains a nineteenth-century neighbourhood character. The remaining houses now surrounding Christ Church create a richly textured tapestry of urban built forms. Some have historical associations with the Anglican Church or important Ottawa families, while others represent unique architectural patterns, and eclectic styles of the period. The late-nineteenth-century urban grouping of heritage buildings, set on an escarpment of natural limestone, creates a transitional gateway to the more intense curtain of twentieth-century highrise development east of Bay and south of Queen which marks Centretown's skyline from its western approaches.

The Cathedral Hill HCD study included an analysis of the individual buildings of the district, but did not include guidelines for new development.

Properties on the City of Ottawa's Heritage Reference List

The individual properties adjacent to the subject site were evaluated in 1997, as part of the Central Area West HCD study and were all placed on the City of Ottawa's Heritage Reference List. They comprise:

- » - 340 Queen Street (circa 1910) – Category 3
- » - St. Peter's Lutheran Church, 400 Sparks Street (1952) – Category 2
- » - Place de Ville – Tower C, 300 Sparks Street (1966-72) – Category 1
- » - Park Square Condominiums, 151 Bay Street (1974-77) – Category 2

These individual properties are not subject to heritage impact assessment, since none has been listed or designated under Part IV of the Ontario Heritage Act.



2. Context map showing subject site outlined in red dashed line; Cathedral Hill HCD boundary in yellow; designated heritage buildings in green; and, East and West Memorial Buildings in blue (Source: City of Ottawa, geoOttawa, annotated by ERA Architects Inc.)

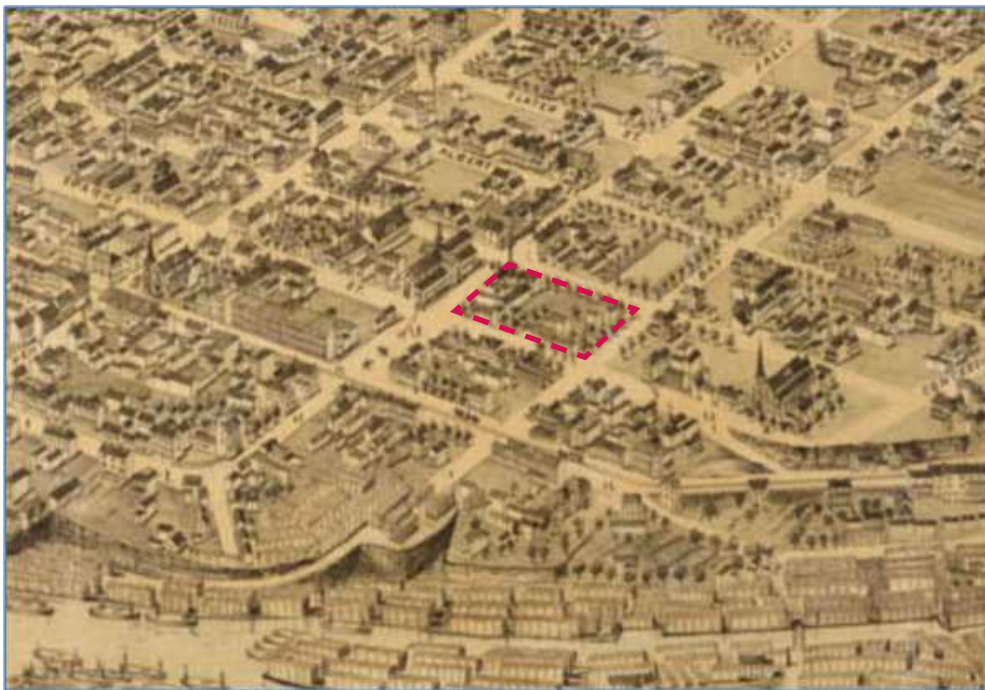
2 BACKGROUND RESEARCH AND ANALYSIS

The subject site is located in a transitional area at the western end of Ottawa's central business district. This layered urban landscape is the result of successive waves of development by the private sector and government. The site itself features a late-modern office and hotel complex, constructed between 1974 and 1977, and extended in 1978-79. It also features a modest, early 20th century single-family dwelling, which was converted into a multiple-unit dwelling around 1925.

Upper Town and 137 Bay Street

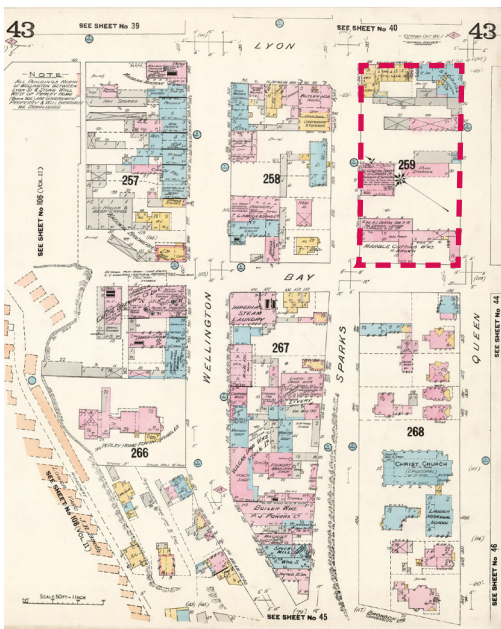
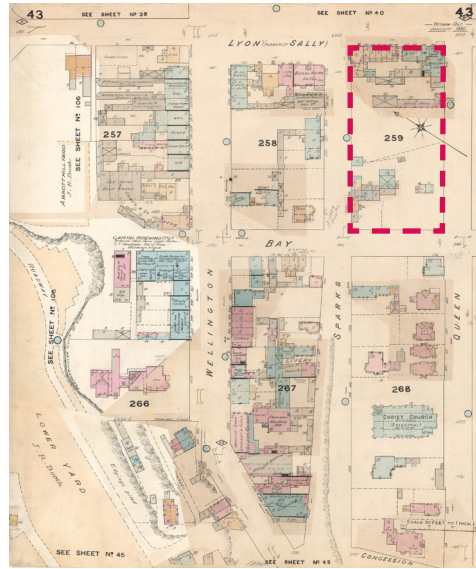
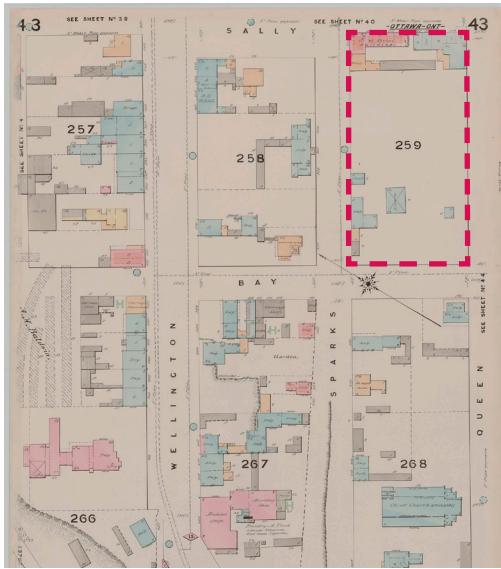
Situated at the western end of the former Upper Town district, the subject site was originally part of a large parcel of land owned and developed by Nicholas Sparks. In the mid 19th century, Sparks attempted to turn the property adjacent to the subject site into the commercial and administrative center of Bytown, establishing a Market Hall - which also briefly accommodated the municipal council - on Lyon Street, just south of Wellington¹. Lyon was, from this early date, wider than neighbouring north-south streets.

¹ John H. Taylor. *Ottawa: An Illustrated History*. Toronto: James Lorimer and Company, 1986; p. 68.



3. 1876 Brosius map with subject site shown in red dashed line (Source: Toronto Reference Library, annotated by ERA Architects Inc.)

By the 1870s, the city block on which the subject site is located, adjacent to the market building, featured a combination of modest commercial, residential and industrial buildings. This pattern of land use continued well into the 20th century, giving rise to the construction of 137 Bay Street, a modest single-family dwelling, around 1912.



4. Top left: 1878 Fire Insurance Plan showing subject site in red dashed line (Source: Library and Archives Canada, annotated by ERA Architects Inc.)

5. Top right: 1888/1901 Fire Insurance Plan showing subject site in red dashed line (Source: Library and Archives Canada, annotated by ERA Architects Inc.)

6. Left: 1902/1912 Fire Insurance Plan showing subject site in red dashed line (Source: Library and Archives Canada, annotated by ERA Architects Inc.)

To the west, a series of prominent residences were constructed, one of which was occupied by James Fleck, whose business, Vulcan Ironworks Ltd., was located at the west end of Wellington Street.

Wellington Street and the East and West Memorial Buildings

The federal government precinct along Wellington was extended west to Bay Street, as a result of the growth of government during the 20th century and in accordance with Jacques Gréber's urban plans of 1937 and 1950. Residential and commercial properties along Wellington were demolished and replaced with prominent federal complexes, among them the East and West Memorial Buildings, which were constructed in 1949 – 56 and 1954 – 58, respectively.

The massive limestone complex in the stripped classical style, with highly simplified Chateau style roofs and a memorial colonnade linking the two buildings, was intended to mark the entrance to a grand plaza on Lyon that was never realized². The plaza today extends just partway between Wellington and Sparks streets, almost adjacent to the subject site.

² Janet Wright. *Crown Assets: The Architecture of the Department of Public Works, 1876 – 1967*. Toronto, Buffalo and London: University of Toronto Press, 1997; p. 218.



7. Corner view of West Memorial Building, 2011 (Source: Parks Canada Agency)

Central Business District / 361 Queen Street and 350 Sparks Street

Following the extension of the federal precinct to Bay Street, what remained of Upper Town was further redeveloped with the construction of the Place de Ville complex and the growth of Ottawa's central business district in the area surrounding it.

Place de Ville was developed by Robert Campeau as a complex of three office towers, a podium building and two hotels. Campeau's plan was to re-focus the downtown core around this development. One of the key issues related to the development was the 45.7 metre height limit in this area, which was intended to maintain the dominance of the Peace Tower within the skyline. The height limit was adjusted to allow for the construction of Towers A and B, completed in 1968, and was further adjusted to enable the construction of the 29-storey Tower C, in 1969, which is directly to the east of the subject site and remained the tallest building in the city until recently.

When the Inn of the Provinces at 361 Queen Street and the adjoining office tower at 350 Sparks Street were constructed, between 1974 and 1977, they became the western terminus of this largely high-rise office district. The hotel/office complex was built by Urbanetics Ltd., a development firm founded by William Teron, and one of several that emerged during the 1950s and '60s in response to a sustained building boom in the city³. The firm also constructed the Park Square Condominiums at 151 Bay Street, directly across from the hotel and office complex, which opened in 1976.

Designed under the supervision of Urbanetics' head of design, Ian Johns, with Adjeleian and Associates serving as associate consultants, 361 Queen / 350 Sparks Street featured the firm's characteristic elements – earth-tone brick, oblique walls, skylights and the incorporation of plantings on the exterior and interior. The 185-room hotel and its twin office tower were connected by a sky-lit concourse.

³ Urbanetics is best known for its residential projects across the city, most notably the earliest phase of Kanata. It was also responsible for the Park Square Condominiums (1976), across from 361 Queen Street, 300 Driveway, Dufferin Terrace (1964), and Belvedere Gate (1975), among other projects. The firm built one other hotel, the Carleton Towers on Queen Street at Metcalfe, in Centretown.

In 1977, the complex won an award from Ottawa Society of Architects and Federation of Citizens' Associations for the way it bridged the adjacent high-rise office buildings and residential area to the west⁴.

Shortly after its opening in 1975, the entire block was sold by Urbanetics to Morguard Trust Company in 1976 and was extended in 1978-79 when the Delta Hotel chain took over the Inn of the Provinces. A 141-room hotel addition on Bay Street, designed by Reno Negrin and Associates, with Leonard Koffman, associate architect, was constructed in 1978-79⁵. Expanded to a 328-room facility, 361 Queen Street became one of Ottawa's larger hotels. When the Delta relocated to the former Crown Plaza Hotel complex, 361 Queen Street was briefly occupied by the National Hotel and Suites from 2012 to 2014.

4 Ottawa Journal, September 12, 1977, p. 8.

5 Harold Kalman and John Roaf. Exploring Ottawa. Toronto, Buffalo and London: University of Toronto Press, 1983; p. 16.



8. Delta's Inn, 1981
(Source: Library and Archives Canada)

3 STATEMENT OF SIGNIFICANCE

137 Bay Street and 350 Sparks Street were evaluated in 1997 and placed on the City of Ottawa's Heritage Reference List. Since neither was subsequently listed or designated under Part IV of the Ontario Heritage Act, the site is not considered to include any properties with formally recognized cultural heritage value. As such, no statement of significance has been prepared.

4 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal retains and renovates the existing twelve-storey office tower and podium on the east portion of the block while redeveloping the west portion of the block. The existing hotel building and three-storey dwelling at 137 Bay Street will be removed.

A multi-storey residential tower above a six-storey podium is proposed on the north side of the subject site fronting Sparks Street (the “Residential North Tower”). The podium contains amenity space and residential uses, and has been designed to respond to the West Memorial Building.

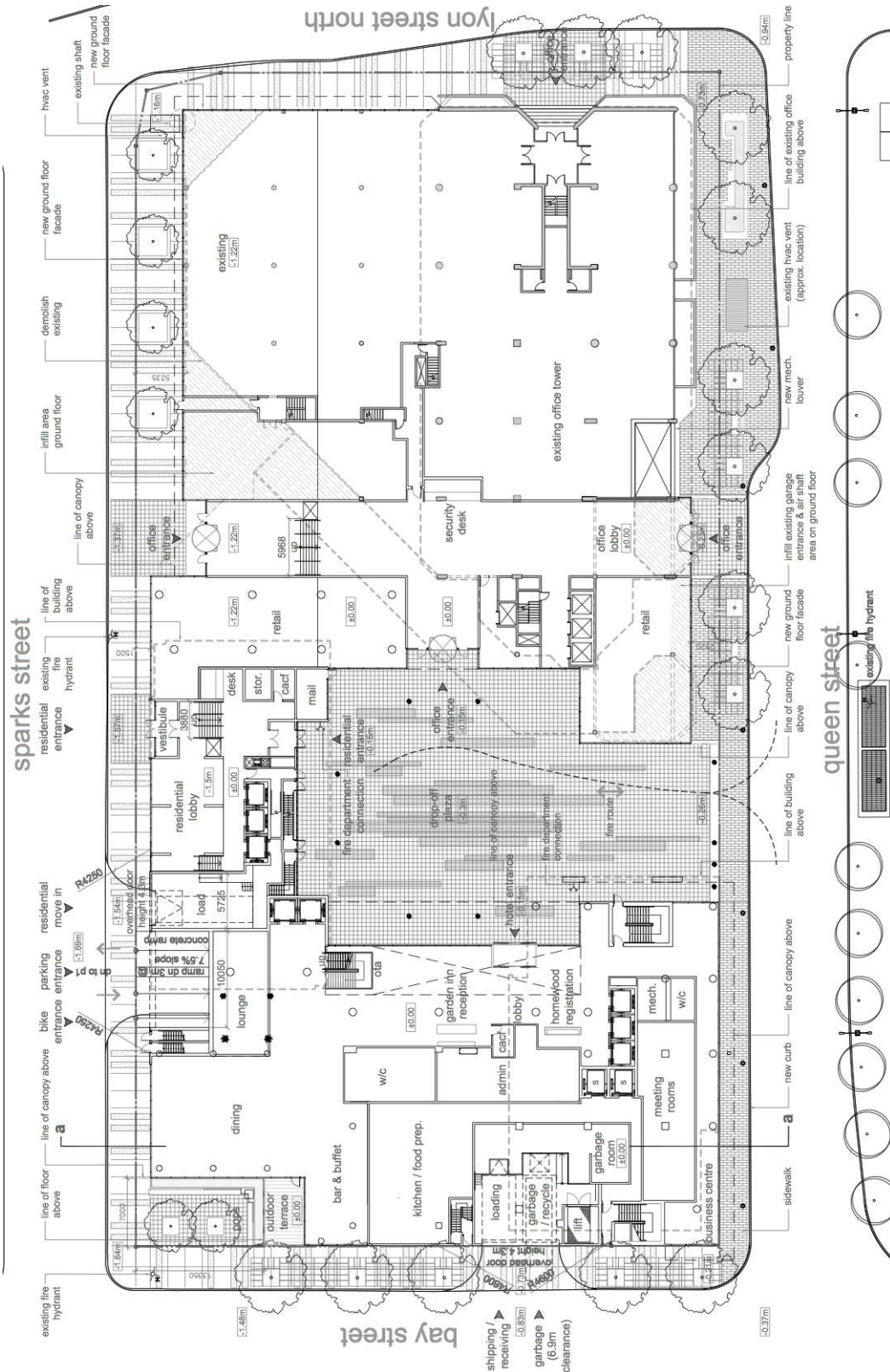
A second multi-storey tower above a three storey podium containing hotel uses is proposed on the south side of the subject site fronting Bay and Queen Streets (the “Hotel South Tower”). The Hotel South Tower podium, which intersects with the Residential North Tower podium at the north west corner of the subject site, contains hotel amenities including a swimming pool and spa, conference facilities, retail uses, and a restaurant.

The existing office tower and proposed new towers are oriented around a private driveway and internal drop-off plaza. Pedestrian access to each of the three towers is provided from the drop-off plaza, while street access is provided for the office tower and Residential North Tower.

Vehicular access to the three level underground garage is located on Sparks Street, while shipping/receiving and garbage access is from Bay Street.

The north west corner of the subject site is improved by a publicly accessible private open space (“pops”) that relates to the nearby Garden of Provinces.

For further details including floor plans, elevations and section, please refer to drawings prepared by WZMH Architects in Appendix 3.



9. Ground Floor Plan prepared by WZMH Architects

5 IMPACT OF DEVELOPMENT

In 2014, the proposal was twice presented to the City of Ottawa Design Review Panel. As a response to comments received from the Panel, the podium height of the Residential North Tower was adjusted to better relate to the East and West Memorial Buildings. The current design, as described in section 4 of this report, has been carefully considered to ensure compatibility with the surrounding heritage context.

The publicly accessible private open space proposed at the north west corner of the subject site relates to the nearby Garden of Provinces in an effort to fit the development into the surrounding context, and acts as an appropriate transition between the proposal and nearby open space.

No buildings on the subject site, including the multi-unit dwelling at 127 Bay Street, are identified as heritage buildings and therefore removal of these existing buildings has no heritage impact. The proposal does not have an impact on adjacent or nearby heritage properties.

The protected views of Parliament Hill are addressed in the Planning Rationale Report prepared by FoTenn Consultants Inc.

6 CONSIDERED MITIGATION STRATEGIES

Material choices for the proposed new buildings have not yet been finalized. As such, ERA recommends that materials be compatible in colour and texture with surrounding heritage buildings, notably the East and West Memorial Buildings.

No further mitigation measures are recommended at this time.

7 CONSERVATION STRATEGY

No conservation strategy is required as there are no listed or designated heritage properties identified within the subject site.

8 CONCLUSION

This Cultural Heritage Impact Statement, prepared for the owners of the subject site, finds that the proposed development does not have an impact on adjacent heritage properties or the nearby Heritage Conservation District.

The proposal makes an effort to be compatible with the surrounding heritage context, and as the design is further developed, it is recommended that materials chosen be consistent in colour and texture with the East and West Memorial Buildings.

Further information may be provided upon request. A conservation strategy is not required for the subject site as it does not contain any listed or heritage properties.

Project Personnel

Michael McClelland

Michael McClelland OAA, FRAIC is a principal of ERA Architects and a registered architect with over twenty years of experience. His work covers urban design and heritage planning in addition to building conservation. He is also actively involved in the public promotion of Canada's architectural heritage. He is a founding member of the Canadian Association of Heritage Professionals (CAHP).

Victoria Angel

Victoria Angel is the Senior Heritage Planner and an Associate at ERA Architects Inc. An art historian with a graduate degree in heritage conservation, Victoria combines extensive conservation experience in the private, public and academic sectors. While at Parks Canada, she led the development of the Canadian Register of Historic Places and subsequently served as the Manager of the Federal Heritage Buildings Review Office. She has taught heritage conservation at the University of Victoria and Carleton University, where she is an Adjunct Professor, and is a Faculty Associate at the Willowbank School of Restoration Arts in Queenston, Ontario.

Julie Tyndorf

Julie Tyndorf MCIP RPP is a planner and Project Manager at ERA Architects Inc. As an experienced development planner in Toronto, Julie possesses valuable insight into the municipal approvals process and specializes in the interpretation and preparation of complex policy and assessment documents.

Beyond these technical abilities, Julie embraces a collaborative approach to planning that values diversity, vibrancy, and sustainability of both culture and built form.

As an active member of Ryerson University's Planning Alumni Association and a mentor with the Ryerson Career Mentorship Program, Julie regularly volunteers her time to help student planners obtain professional experience. Julie is a registered planner in the Province of Ontario and a member of the Canadian Institute of Planners.

9 APPENDICES

Appendix 1: Bibliography and List of People Contacted

Bibliography

Harold Kalman and John Roaf. *Exploring Ottawa*. Toronto, Buffalo and London: University of Toronto Press, 1983; p. 16.

Heritage Survey Form for 137 Bay Street, Central Area West Heritage District Study, 1998.

Heritage Survey Form for 300 Sparks Street, Central Area West Heritage District Study, 1998.

Heritage Survey Form for 340 Queen Street, Central Area West Heritage District Study, 1998.

Heritage Survey Form for 350 Sparks Street, Central Area West Heritage District Study, 1998.

Heritage Survey Form for 400 Sparks Street, Central Area West Heritage District Study, 1998.

Heritage Survey Form for 404 Queen Street, Central Area West Heritage District Study, 1998.

Heritage Survey Form for 406 Queen Street, Central Area West Heritage District Study, 1998.

Heritage Survey Form for 408 Queen Street, Central Area West Heritage District Study, 1998.

Heritage Survey Form for 410 Queen Street, Central Area West Heritage District Study, 1998.

Heritage Character Statement for 284 & 344 Wellington Street (East and West Memorial Buildings), Parks Canada, revised 1995.

John H. Taylor. *Ottawa: An Illustrated History*. Toronto: James Lorimer and Company, 1986; p. 68.

Janet Wright. *Crown Assets: The Architecture of the Department of Public Works, 1876 – 1967*. Toronto, Buffalo and London: University of Toronto Press, 1997; p. 218.

Ottawa Journal, September 12, 1977, p. 8.

Statement of Cultural Heritage Value for 404 Queen Street, Fleck House; City of Ottawa, 1981.

Statement of Cultural Heritage Value for 406 Queen Street, Hutcheson House; City of Ottawa, 1980.

Statement of Cultural Heritage Value for 410 Queen Street, Puddicombe House; City of Ottawa, 1980.

Statement of Cultural Heritage Value for 439 Queen Street/436 Sparks Street, Christ Church Cathedral; City of Ottawa, 1980.

List of People Contacted

Sally Coutts, Coordinator, Heritage Services, Planning and Growth Management Department; City of Ottawa

Appendix 2: Heritage Character Statement: 284 & 344 Wellington Street (East and West Memorial Buildings)

92-01 & 94-83

Ottawa, Ontario

East and West Memorial Buildings

284 & 344 Wellington Street

HERITAGE CHARACTER STATEMENT

The East and West Memorial Buildings were constructed in 1950-54 and 1954-58 respectively. The East Memorial Building originally housed the Department of Veterans Affairs while the West Memorial Building housed various government departments, including the Department of Trade and Commerce. Public Works Canada is the custodian department. See FHBRO Building Report 92-01. A separate report was not prepared for the East Memorial Building).

Reasons for Designation

The East and West Memorial Buildings were designated Classified because of their significant historical associations, their architectural design and their environmental significance.

These buildings were erected as the federal government's principal memorial to those killed during World War II. They were also major components in the comprehensive master plan developed for the capital by the internationally known planner and architect Jacques Gréber. As such, their construction marked the beginning of a new stage in Ottawa's development as the capital of Canada. They also completed the transition of Wellington Street from mixed small-scale residential and commercial use to monumental buildings housing government functions.

Beyond their status within an ambitious urban plan, the buildings are an architectural achievement in their own right. One of the best designs by the Toronto architectural firm of Allward and Gouinlock, they are an excellent example of Classical-Moderne design incorporating features developed in the 1930s and 1940s. The axial symmetry of the buildings' siting recalls Beaux-Arts design principles, which are also evident in the interior planning, where major and minor axis corridors are arranged around lightwells. The East Memorial Building houses three commemorative mural paintings by three noted Canadian artists: Charles Comfort, André-Charles Biéler, and George Pepper.

The Memorial Buildings make a strong contribution to the character of both Wellington and Sparks Streets, effectively defining the western extremity of the downtown core. Together with the memorial colonnade that links the buildings over Lyon Street, they are a prominent Ottawa landmark. Their monumental permanence is appropriate to their memorial function and to the character of Wellington Street.

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Character Defining Elements

The heritage value of the East and West Memorial Buildings resides in their monumental scale and massing, architectural design, materials and craftsmanship, and site relationships.

While the overall impression of the buildings is of two identical structures framing the memorial colonnade over Lyon Street, there are subtle differences at the exterior elevations and in some of the finish materials and detailing. The design has strong Modern Classical elements, including stepped volumes, flattened detail, tall shallow piers between windows, and an overall austerity. References to classical design are seen in the subtle articulation of base, shaft and entablature, the stylized Greek fretwork, and the suggestion of metopes and triglyphs in the cornice. The battened copper roof is a streamlined, modernized version of the Chateau-style roofs favoured by then Prime Minister Mackenzie King. All these elements identify the buildings as very good examples of Classical-Moderne design and should be protected.

The Memorial buildings are characterized by the quality of their materials and construction. The steel and reinforced concrete structures are clad in smooth-faced Indiana limestone with a plinth of Stanstead granite from Québec. Bas-relief masonry sculpture depicting Canadian iconography - indigenous people, fauna, and flora - should warrant careful treatment and protection. The steel windows with horizontally-pivoted ventilators have considerable aesthetic significance and are an essential feature of the building's character. Bronzework such as the entrance doors and geometric grillwork is an important decorative element enlivening an otherwise austere exterior. Every effort should be made to preserve original materials, and to consult appropriate specialists for any work affecting the masonry, windows, architectural metalwork and copper roofing.

Classical Beaux-Arts inspiration is evident in the organization of the interior of each building, with entrances at the four corners, and offices organized along major and minor axes and around two lightwells. This general configuration should continue to be respected. Skylights in the lightwells should be reinstated if possible.

Interior finishes, detailing and craftsmanship reflect the hierarchical importance of the various spaces, diminishing in richness on upper floors and in less significant spaces. A variety of marbles, often book- and end-matched, clad the floors and dados of the main entrance lobbies, elevator lobbies, and main floor corridors. Significant woodwork elements include the panelling of the former Ministers' suites and the

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Ottawa, Ontario

East and West Memorial Buildings (Continued)

simple wood veneer doors throughout the buildings. The washrooms, finished with mint green structural glass or ceramic tiles, plain tile flooring, and white porcelain fixtures with chrome accents, are significant design elements requiring careful restoration and protection. Terrazzo, quarry tile, and bordered linoleum flooring treatments should be retained. Other elements of note include the lobby lightfixtures, the brass and porcelain enamel finish of the elevators, and the brass hardware throughout the building. All interior finishes should be investigated and recorded, and original elements, materials and colours incorporated into new work.

Some erosion of the historic fabric has occurred both at the exterior and interior. The heritage character of the building would be enhanced by removing such elements as the exterior flue pipe running the height of the building. At the interior, the introduction of suspended tile ceilings and security checkpoints, the blocking of entrance doors and other inappropriate alterations have compromised heritage character and should be removed or reworked. Any future refurbishment projects should aim to reinstate original volumes, utilize only compatible materials, and remove all inappropriate alterations.

The three mural paintings depicting post-war activities of veterans are significant commemorative elements of the East Memorial Building. The murals should remain in this building as they were specifically commissioned for the Department of Veterans Affairs.

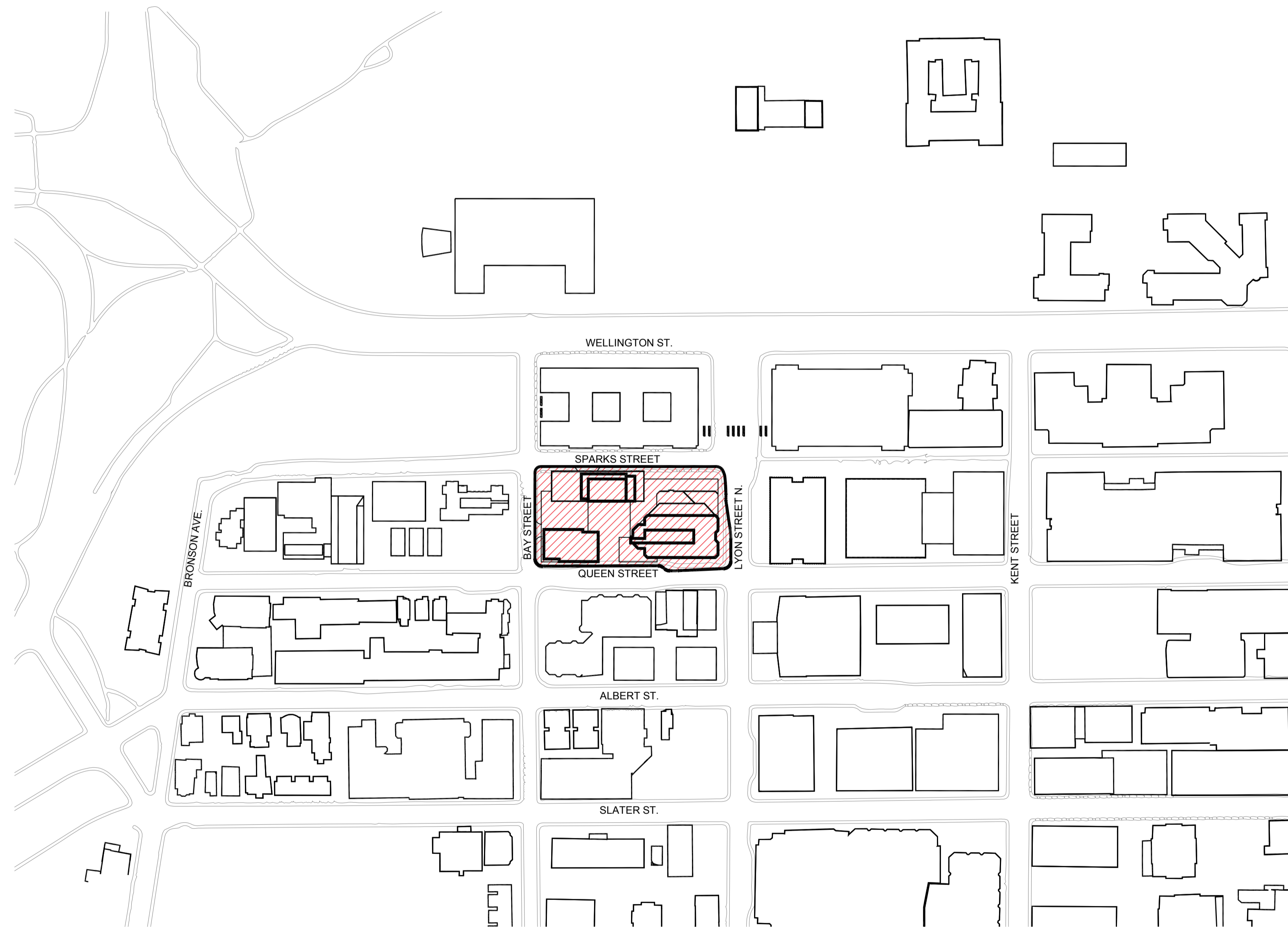
The Memorial Buildings' prominence in the urban context is expressed in their strong visual relationship with the Lyon Street colonnade, the built environment of Wellington and Sparks Streets and the open modernist plaza to the west. These relationships should be protected and maintained, as should views of the ensemble as a whole. Any development should be predicated on an understanding of each building as part of a balanced, symmetrical ensemble.

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Revised

For further guidance, please refer to the *FHBRO Code of Practice*.

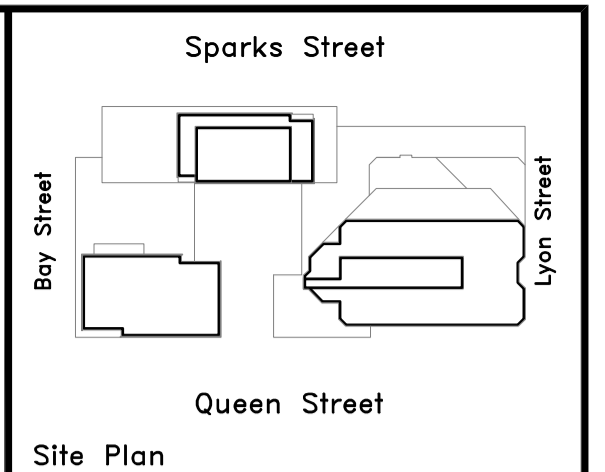
Appendix 3: Drawings prepared by WZMH Architects



building statistics

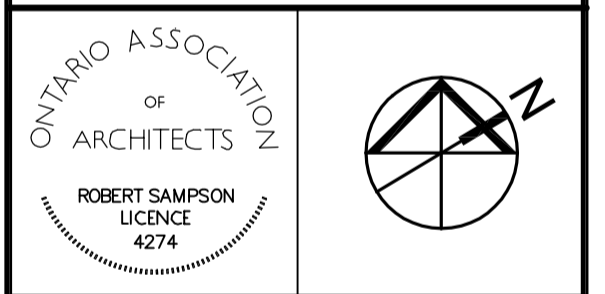
site data	
site area	7,463.70m²
ground floor area*	5,449.26m ²
landscape open space - ground (including entry plaza)*	2,014.44m ²
site coverage* $\frac{\text{ground floor area}}{\text{site area}}$	0.73
landscape open space*	27%
easements and setbacks	
zone MD H(64) / zone MD	153.93m to 159.80m ASL
minimum front yard setback	City of Ottawa Zoning By-law 2008-250
minimum side yard setback (west)	City of Ottawa Zoning By-law 2008-250
minimum side yard setback (east)	City of Ottawa Zoning By-law 2008-250
minimum rear yard setback	City of Ottawa Zoning By-law 2008-250 no setback
building data	
proposed building(s) height	
north tower (residential)	151.61m ASL
south tower (hotel)	158.31m ASL
podium	3 to 6 floors
north tower (residential)	14,744m ²
south tower (hotel)	18,618m ²
ground level (commercial)	267m ²
ground level addition (office)	157m ²
total building GFA	33,786m²
total number of residential units	250 units
total residential amenity area (6.0m ² /unit)	1,500m²
indoor and outdoor amenity space	1,500m ²
minimum communal amenity space	750m ²
total number of hotel units	303 keys
existing office parking spaces* (0.75/100m ² net)	142 cars
proposed hotel parking spaces (0.5/100m ² net)	93 cars
proposed residential (not required)	95 cars
total parking spaces proposed	348
(includes 14 barrier free spaces / 15 visitor spaces / 3 car share)	
residential bicycle parking spaces (0.5 spaces/unit)	125
hotel bicycle parking spaces (1/1,000m ²)	20
loading spaces	1 loading space 1 move-in space 1 garbage truck space

note: *floor area related and/or include existing office building is based on approximate estimate.



Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS		



Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 13, 14 & PART OF LOT 12 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geospatial Ltd. June 04, 2015

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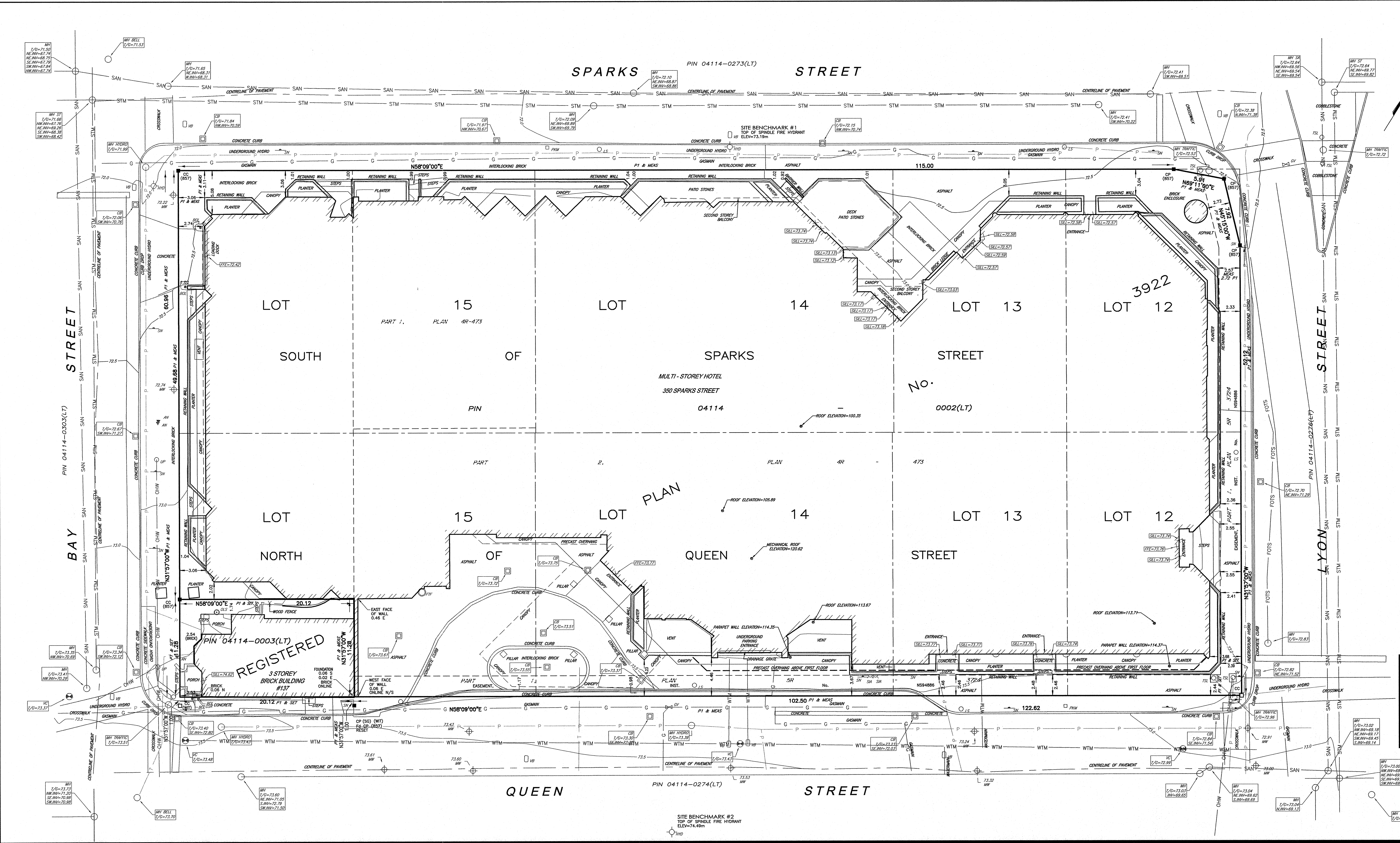
Sheet Title:
CONTEXT PLAN

Scale: 1:2000

Project Number: 06409.000

Drawing Number: A-001

17 June 2015 3:33 PM



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1937111

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1008, Section 29(2)

LEGEND	FOUND MONUMENTS
IB	IRON BAR
IB#	ROUND IRON BAR
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
CC	CUT CROSS
CP	CIRCULATED PIN
BM	BENCHMARK
NW	NAIL AND WASHER
PKN	PK NAIL
WIT	WITNESS
PIN	PROPERTY IDENTIFICATION NUMBER
MEAS	MEASURED
857	FAIRHALL MOFFATT & WOODLAND LTD.
OU	ORIGIN UNKNOWN
SG	STANTEC GEOMATICS LTD.
P1	PREVIOUS SURVEY BY 857 DATED DECEMBER 8, 2003

LEGEND	AIR CONDITIONING UNIT
ACU	AIR CONDITIONING UNIT
ANCH	ANCHOR
AP	AIR PUMP
ANT	ANTENNA
BORH	BORERHOLE
BRB	BIKE RACK
BKR	BENCH
BENCH	BENCH
BOUL	BOULDER
CB	CATCH BASIN
CBH	DOUBLE CB
CBMH	CB MANHOLE
DCB/MH	DOUBLE CB MANHOLE
SCB	SIDE INLET CB
CHM	CHIMNEY
CSV	CURB STOP VALVE
CSV	CLEAN OUT
CO	DRAIN
DRN	ELECTRICAL OUTLET
EPOST	FLAG POLE

LEGEND	FLOOD LIGHT
FL	FLOOD LIGHT
FTF	FUEL TANK FILLER CAP
GC	GARBAGE CAN
GPL	PIPE FLANGE (GAS)
GP	POLE GUYWIRE
GSR	GAS SERVICE REGULATOR
GV	GAS VALVE
HIC	HICKENBOTTOM
HDS	HEADSTONE
HLS	HYDRO LIGHT STANDARD
HTM	HYDRO METER
HTN	HYDRO TRANSFORMER
HW	HAND WELL
HYD	FIRE HYDRANT
JBX	JUNCTION BOX
LS	LIGHT STANDARD
MB	MAILBOX
MH	MAINTENANCE HOLE UNIDENTIFIED
MHB	MAINTENANCE HOLE BELL
MHF	MAINTENANCE HOLE FIBRE OPTIC

LEGEND	MAINTENANCE HOLE HYDRO
MHH	MAINTENANCE HOLE HYDRO
MHS	MAINTENANCE HOLE SANITARY
MHS	MAINTENANCE HOLE STORM
MHT	MAINTENANCE HOLE TRAFFIC
MIB	MAINTENANCE HOLE BELL
MNP	NEWS PAPER BOX
OLS	LIGHT STANDARD ORNAMENTAL
OW	OBSERVATION WELL
PKM	PARKING METER
PLB	PULL BOX
PLD	PLAQUE
PLR	PILLAR
PZ	PIEZOMETER
RCL	RED LIGHT CAMERA
RWSL	RAILWAY SIGNAL LIGHT
RWS	RAILWAY SIGNAL STAND
SAT	SATELLITE DISH
SCF	SCULPTURE
SCP	SUMP/CATCH PIT
SCV	SPRINKLER CONTROL VALVE
SH	SPRINKLER HEAD

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Stantec Geomatics Ltd.
400 - 1331 Clyde Avenue
Ottawa ON
Tel. 613.722.4420
www.stantec.com

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SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT. THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 9th DAY OF JUNE, 2015.

June 17/15
DATE

Jamie Leslie
JAMIE LESLIE
ONTARIO LAND SURVEYOR

VERTICAL DATUM NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM THE CITY OF OTTAWA MONUMENT 3621 (INDEX 195), HAVING A PUBLISHED ELEVATION OF 69.725m.

HORIZONTAL DATUM NOTE
PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (UTM, ZONE 9, CM74930W)
DATUM: NAD 83 (ORIG)
DISTANCES ON THIS PLAN MAY BE CONVERTED TO GROUND DISTANCES BY DIVIDING BY A COMBINED SCALE FACTOR OF 0.99994131.

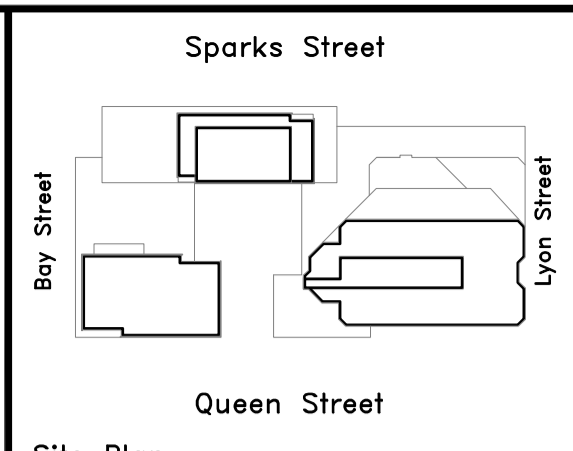
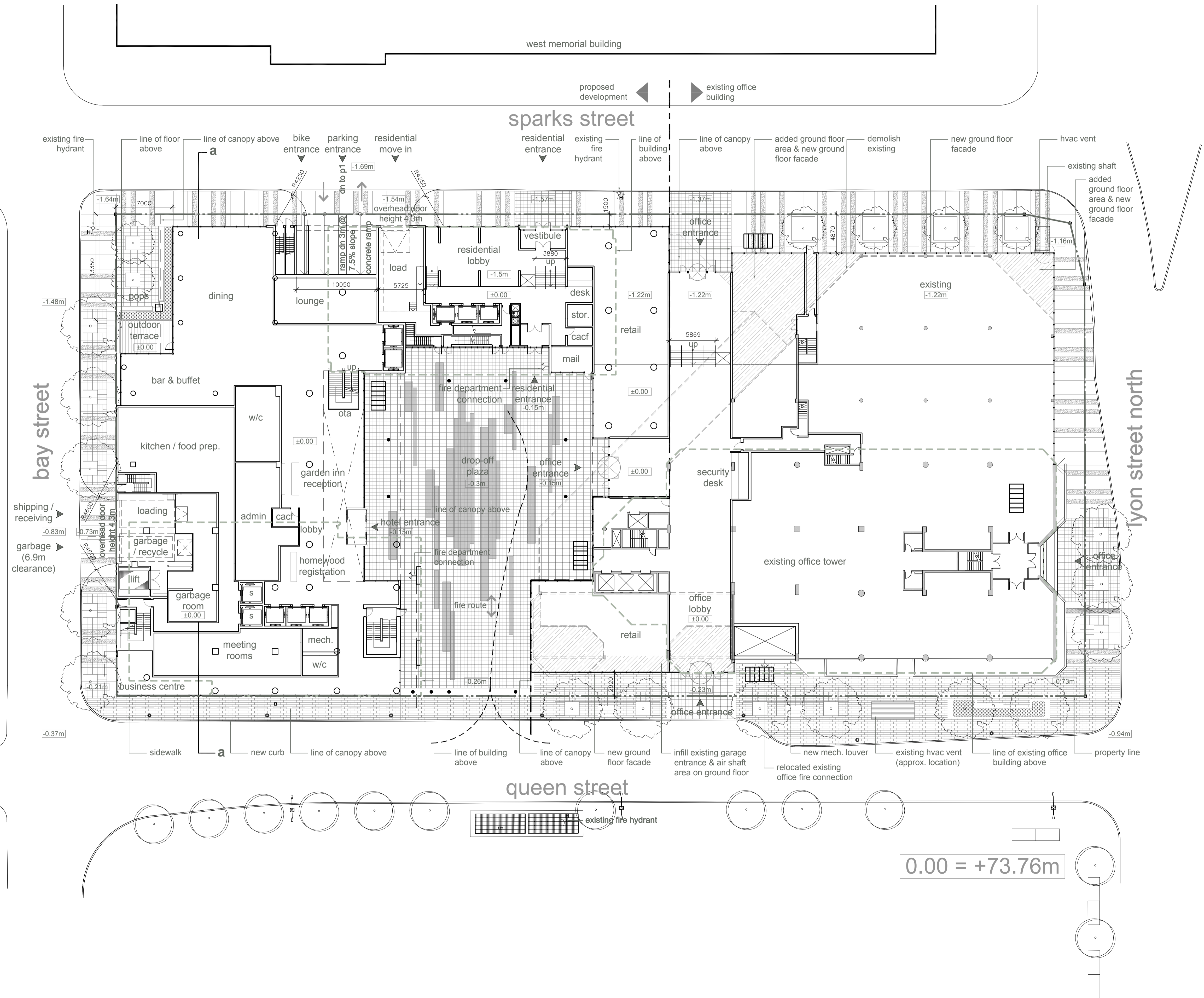
TOPOGRAPHIC PLAN OF SURVEY
LOTS 13, 14 & 15 & PART OF LOT 12
(SOUTH OF SPARKS STREET)
LOTS 12, 13 & 14 & LOT 15
(NORTH OF QUEEN STREET)
REGISTERED PLAN No. 3922

CITY OF OTTAWA
Scale 1:200

Stantec Geomatics Ltd.
ONTARIO LAND SURVEYORS

DRAWN: BL DATE: June 4, 2015 PROJECT NO.: 14613323

Plot Time: Jun 25, 2015 - 1:50pm
 Drawing Name: R:\6409\CAD\SPA\A-002.dwg



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
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 ROBERT SAMPSON
 LICENCE 4274

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Morguard
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 350 Sparks Street, Ottawa,
 K1R 7S8

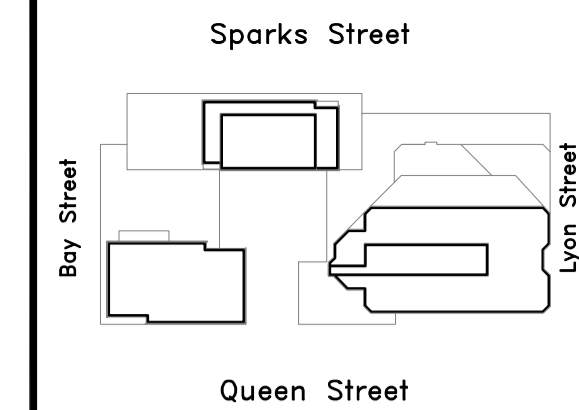
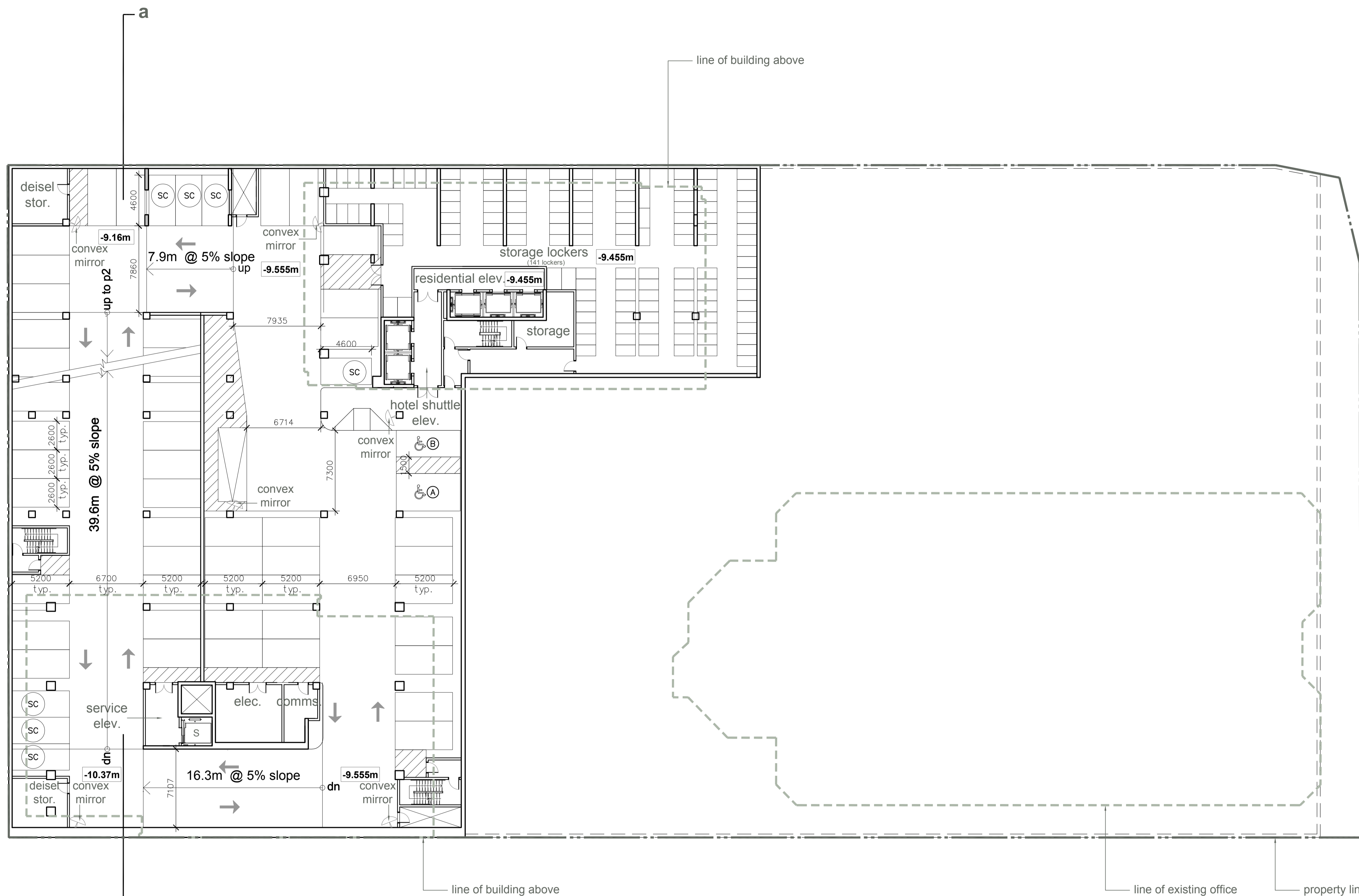
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Project Number: 06409.000

Drawing Number: A-002

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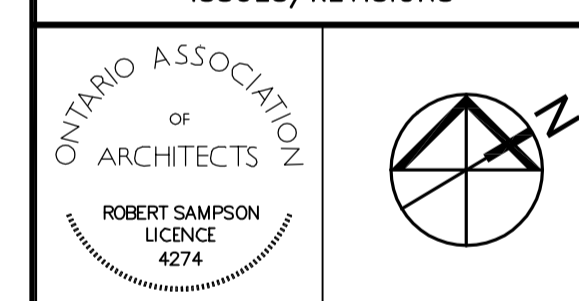
Site Plan

A	RIO SUBMISSION	2015APR24
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B	Site Plan Control	26JUN2015
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Issue	Description	Date

ISSUES/REVISIONS



Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 12 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geospatial Ltd. June 04, 2015

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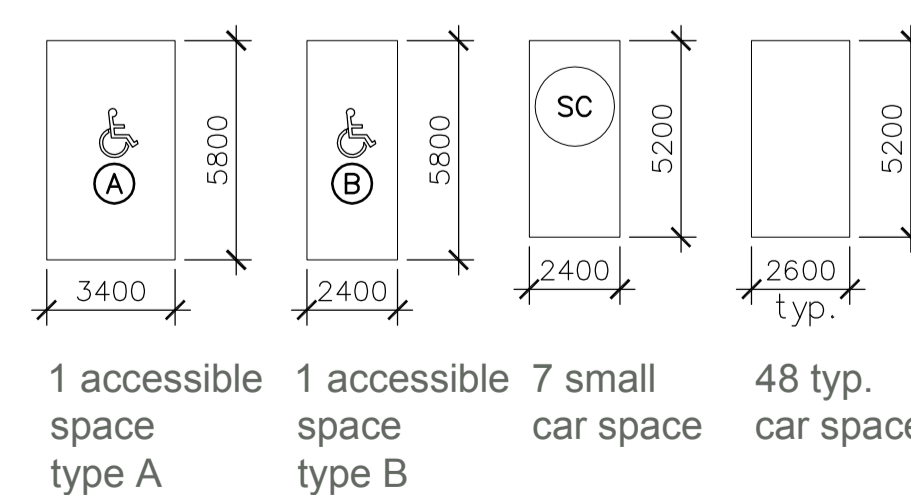
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Scale: 1:200

Project Number: 06409.000

Drawing Number: A-101



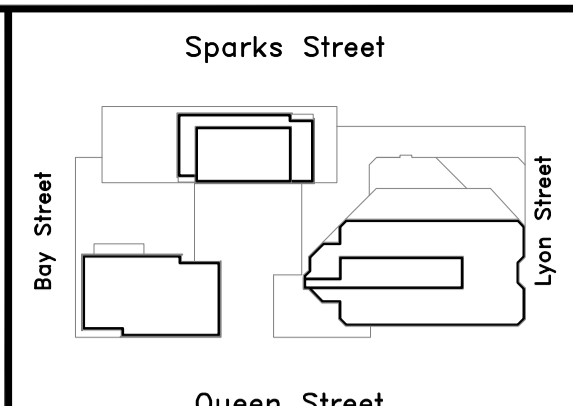
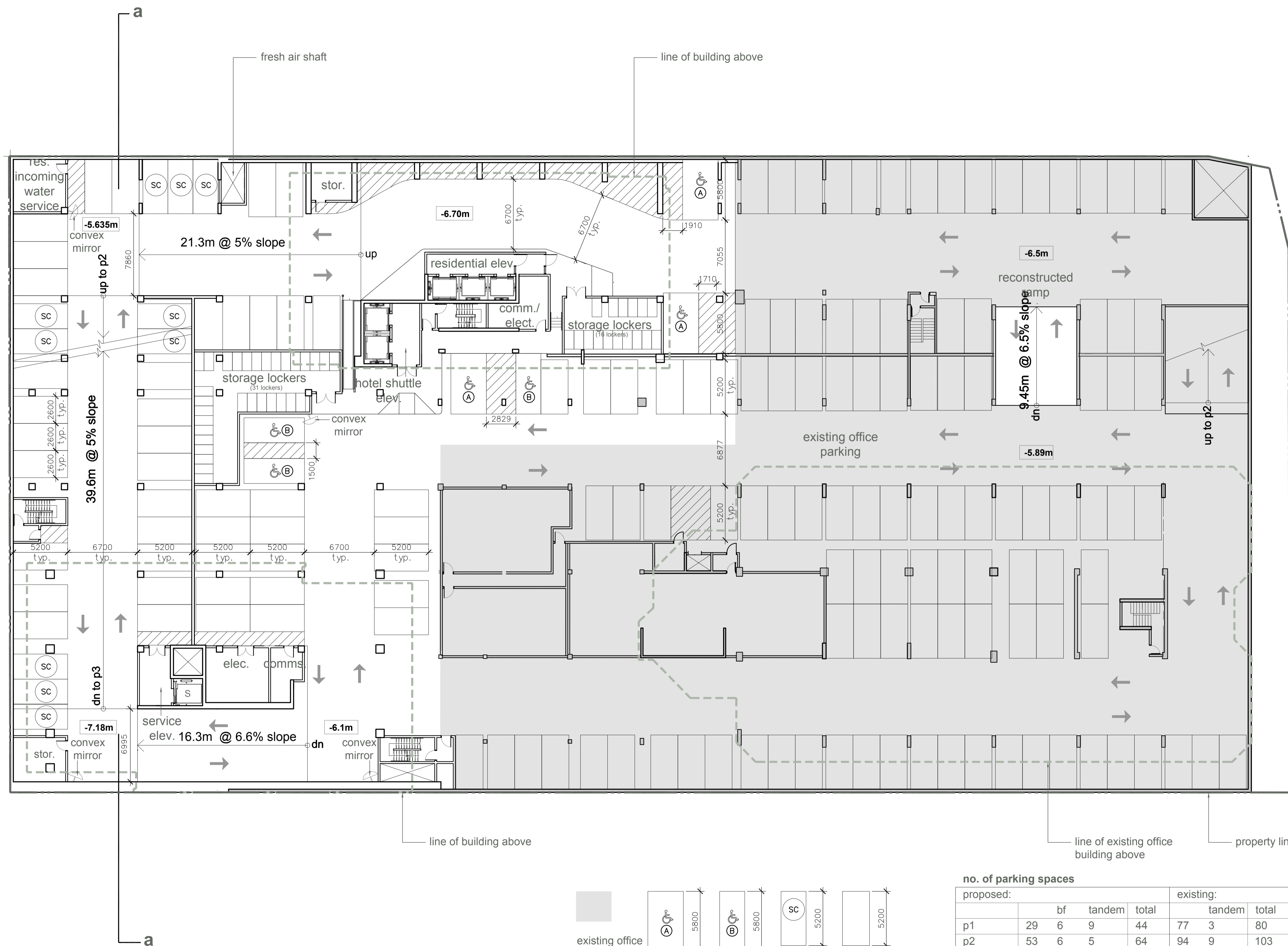
no. of parking spaces

	proposed:			existing:	
	bf	tandem	total	tandem	total
p1	29	6	9	44	77
p2	53	6	5	64	94
p3	50	2	5	57	0
total				165	183

total: 165 + 183 = 348 (including 15 visitor & 3 car share)

0.00 = +73.76m

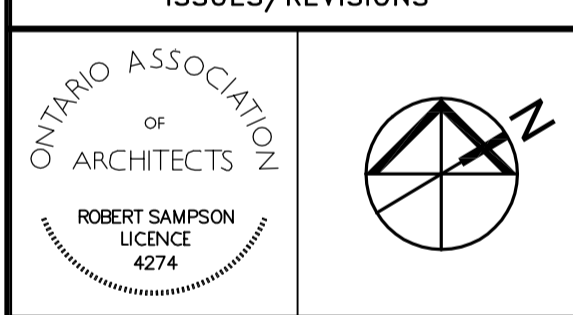
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Site Plan

A	RIO SUBMISSION	2015APR24
B	Site Plan Control	26JUN2015

Issue	Description	Date
ISSUES/REVISIONS		

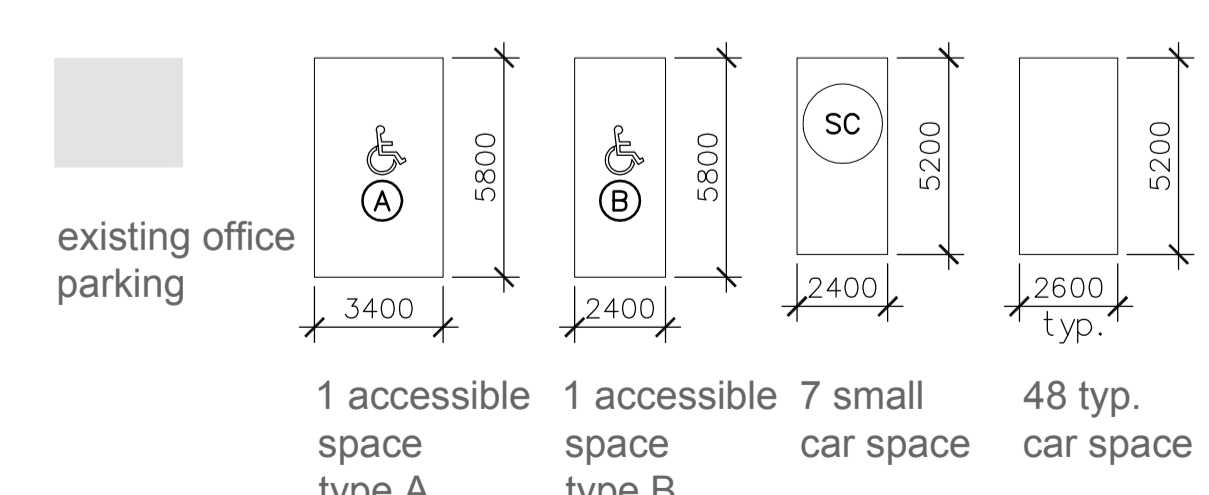


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Sheet Title:
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 Drawing Number: A-102

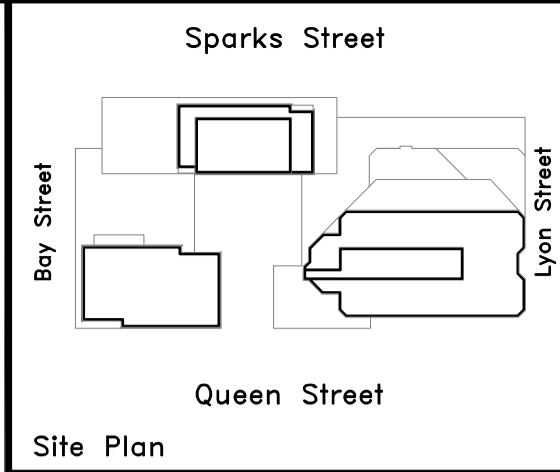


no. of parking spaces

	proposed:			existing:	
	bf	tandem	total	tandem	total
p1	29	6	44	77	3
p2	53	6	64	94	9
p3	50	2	57	0	0
total			165		183

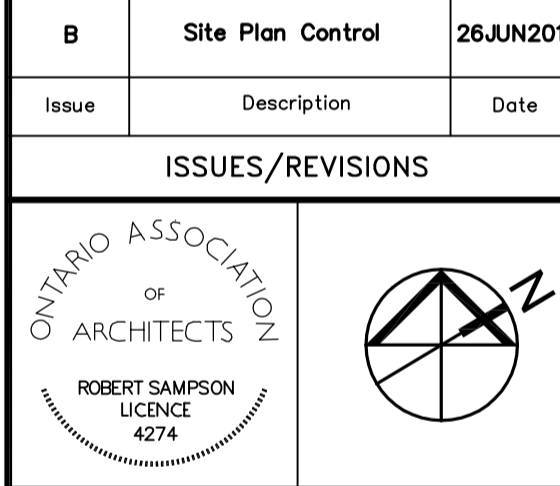
total: 165 + 183 = 348 (including 15 visitor & 3 car share)

0.00 = +73.76m



Site Plan

Issue	Description	Date
A	RIO SUBMISSION	2015APR24
ISSUES/REVISIONS		
B	Site Plan Control	26JUN2015



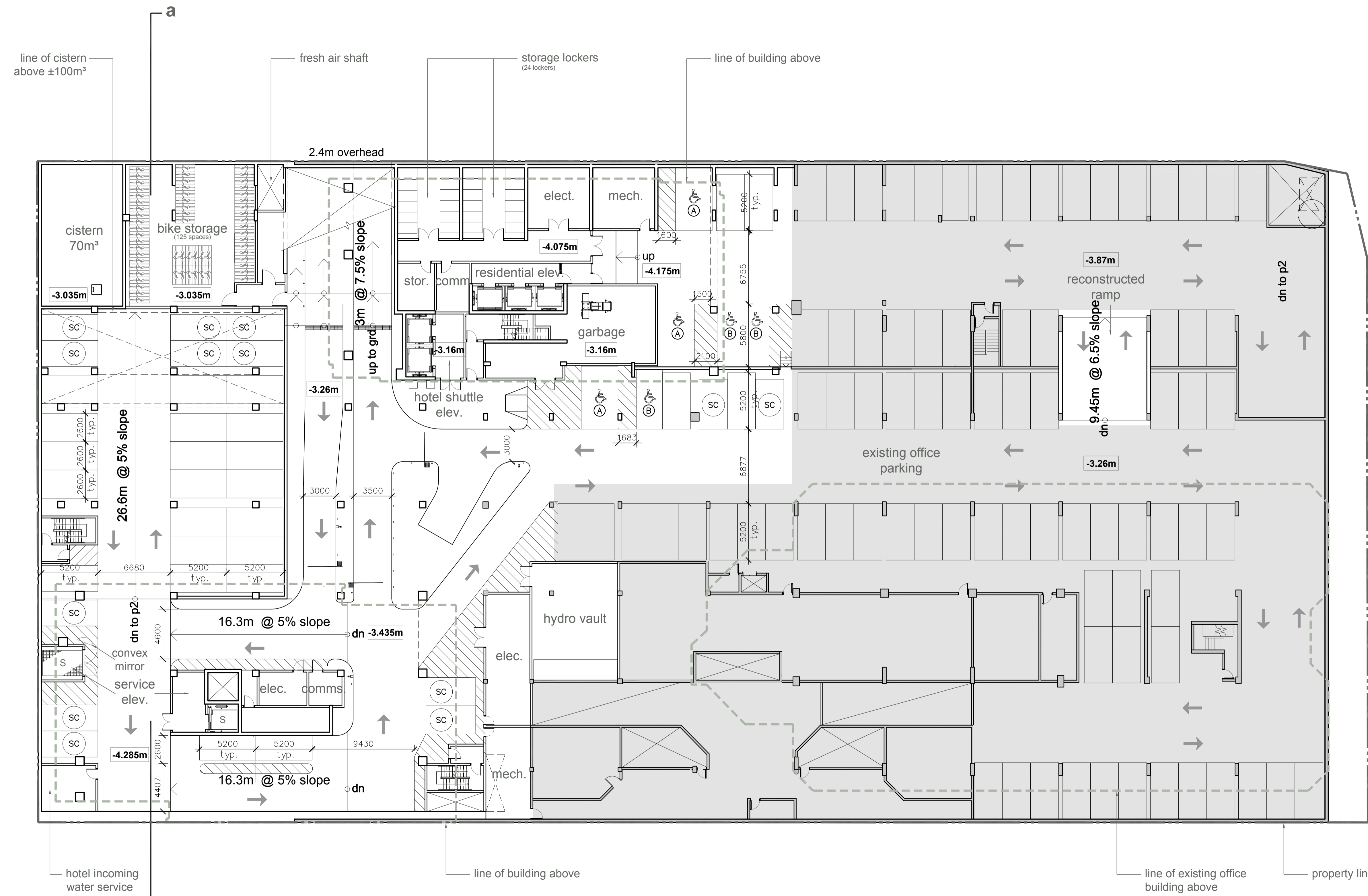
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Sheet Title:
PLAN-P1 LEVEL

Scale: 1:200
 Project Number: 06409.000
 Drawing Number: A-103



line of cistern above ±100m³

2.4m overhead

storage lockers (24 lockers)

line of building above

cistern 70m³

bike storage (123 spaces)

-3.035m

-3.035m

26.6m @ 5% slope

3m @ 7.5% slope up to grad

up -4.075m

residential elev.

stor. comm.

up -4.175m

garbage -3.16m

hotel shuttle elev.

-3.16m

-3.87m

reconstructed ramp

9.45m @ 6.5% slope dn

dn to p2

existing office parking

-3.26m

hydro vault

16.3m @ 5% slope

dn -3.435m

convex mirror

service elev.

elec. comms.

5200 typ.

5200 typ.

16.3m @ 5% slope

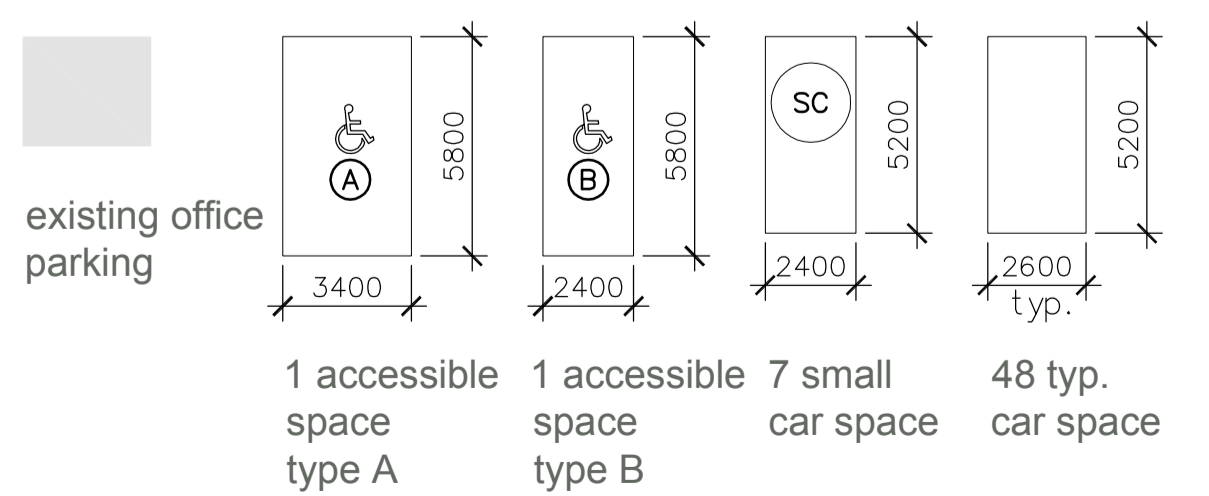
elec.

hotel incoming water service

line of building above

line of existing office building above

property line

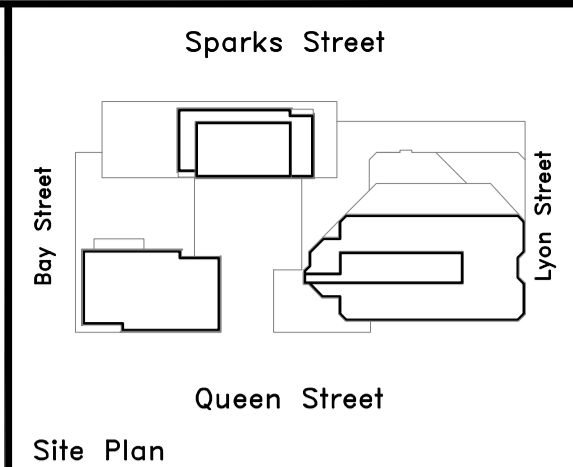
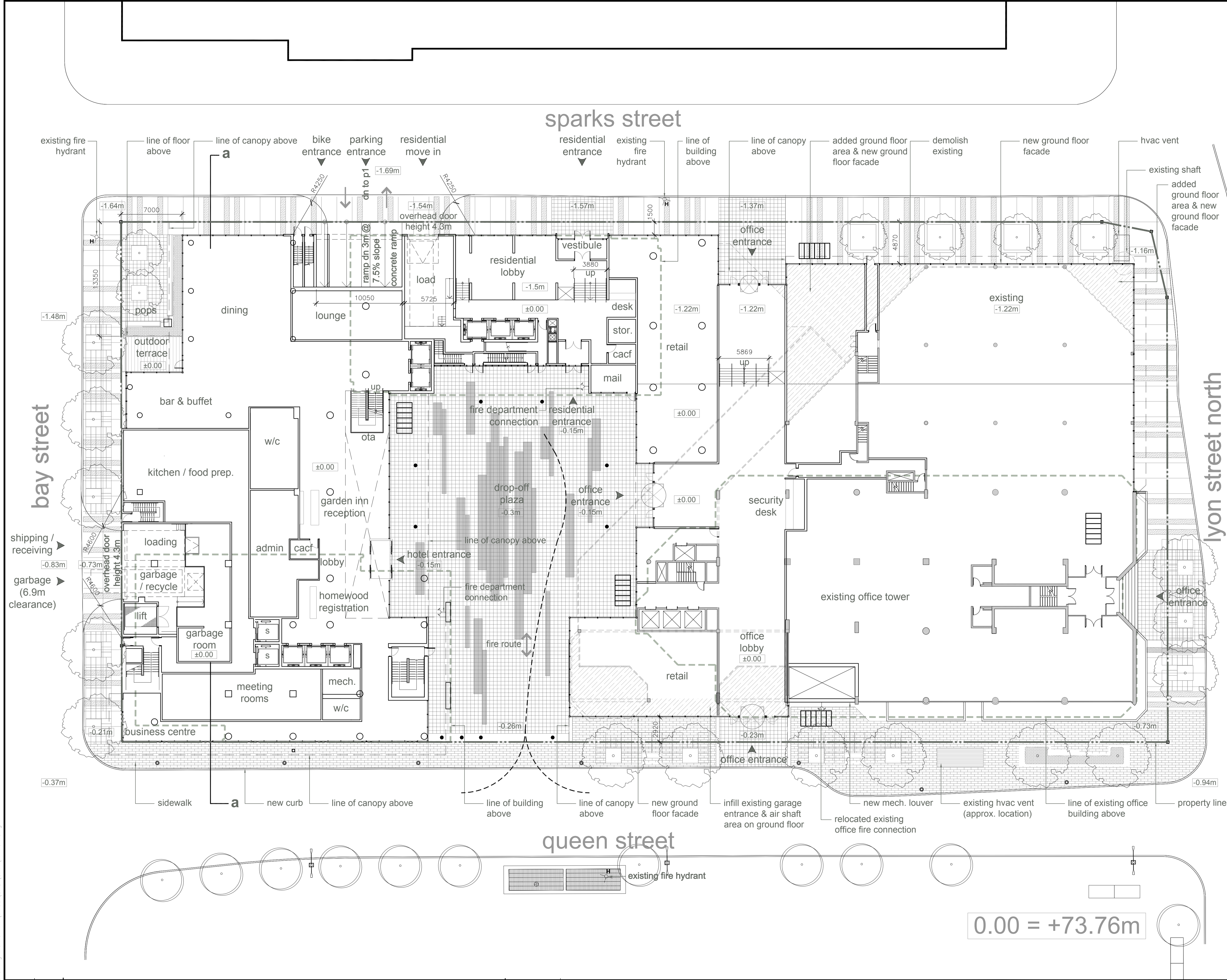


no. of parking spaces

	proposed:			existing:			
	bf	tandem	total	tandem	total		
p1	29	6	44	77	3	80	
p2	53	6	5	64	94	9	103
p3	50	2	5	57	0	0	0
total			165			183	

total: 165 + 183 = 348 (including 15 visitor & 3 car share)

0.00 = +73.76m



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
B	Site Plan Control	26JUN2015

ONTARIO ASSOCIATION OF ARCHITECTS
 ROBERT SAMPSON
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Sheet Title:
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 Drawing Number: A-104

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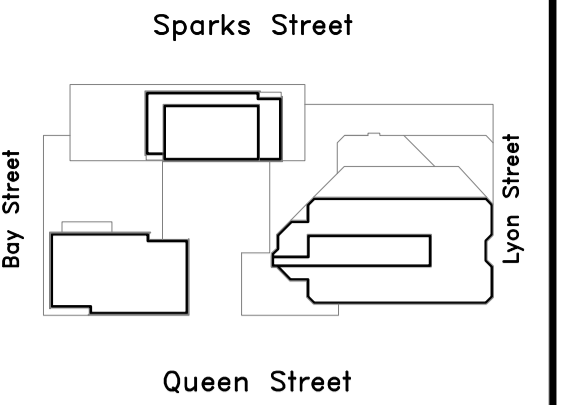
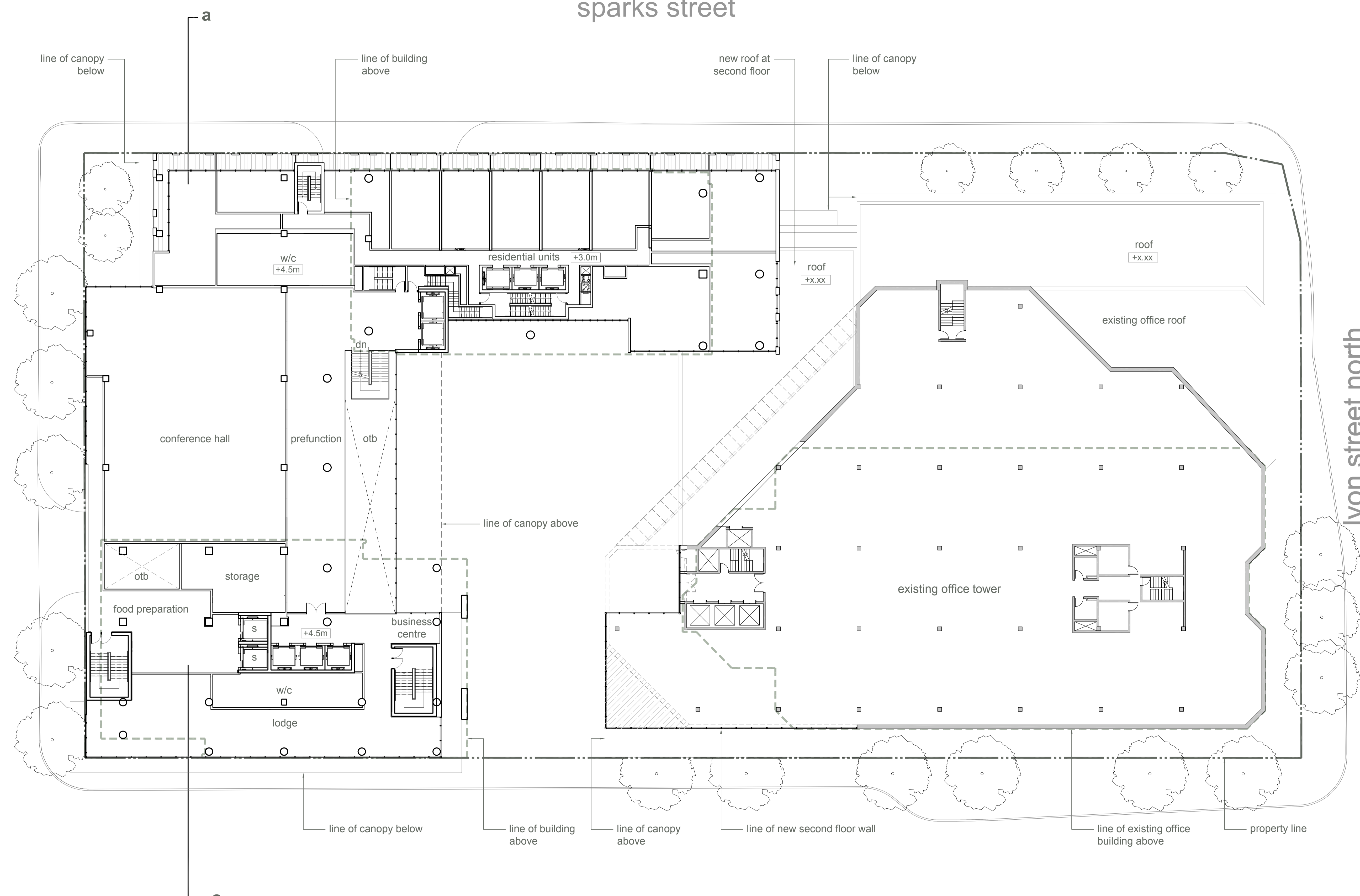
0.00 = +73.76m

sparks street

bay street

lyon street north

queen street



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

ONTARIO ASSOCIATION OF ARCHITECTS
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Sheet Title:
PLAN-2nd FLOOR

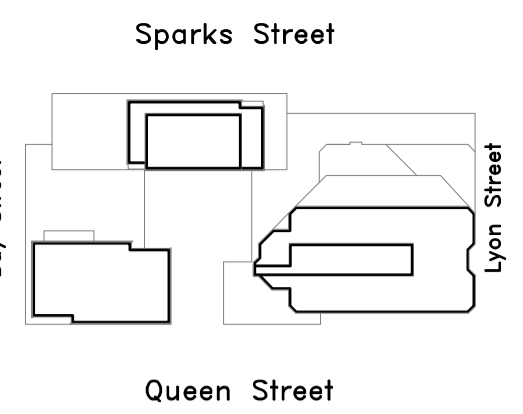
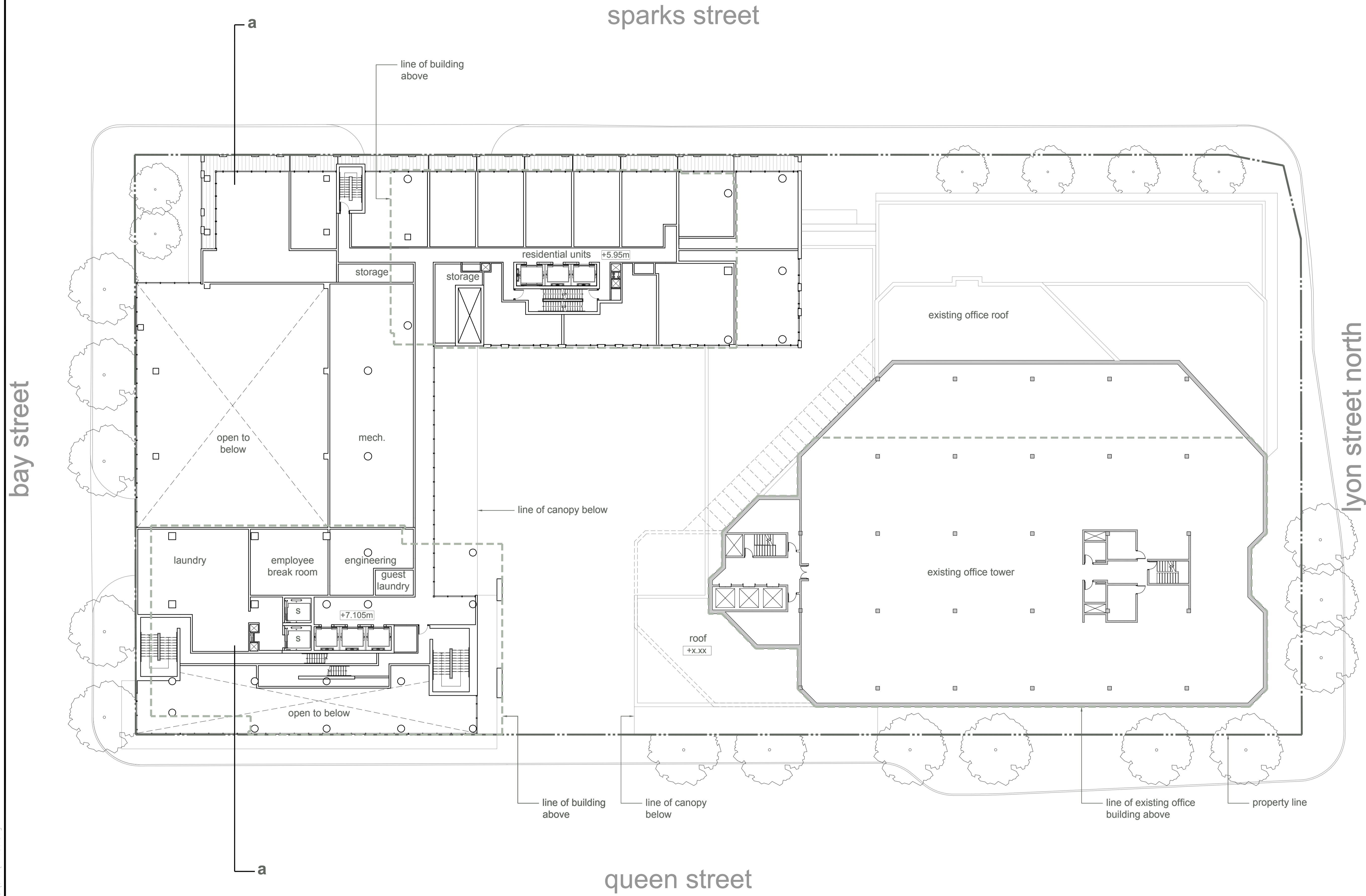
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Drawing Number: A-105

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Site Plan

Issue	Description	Date

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

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Sheet Title:	
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Scale:	1:200
Project Number:	06409.000
Drawing Number:	A-106

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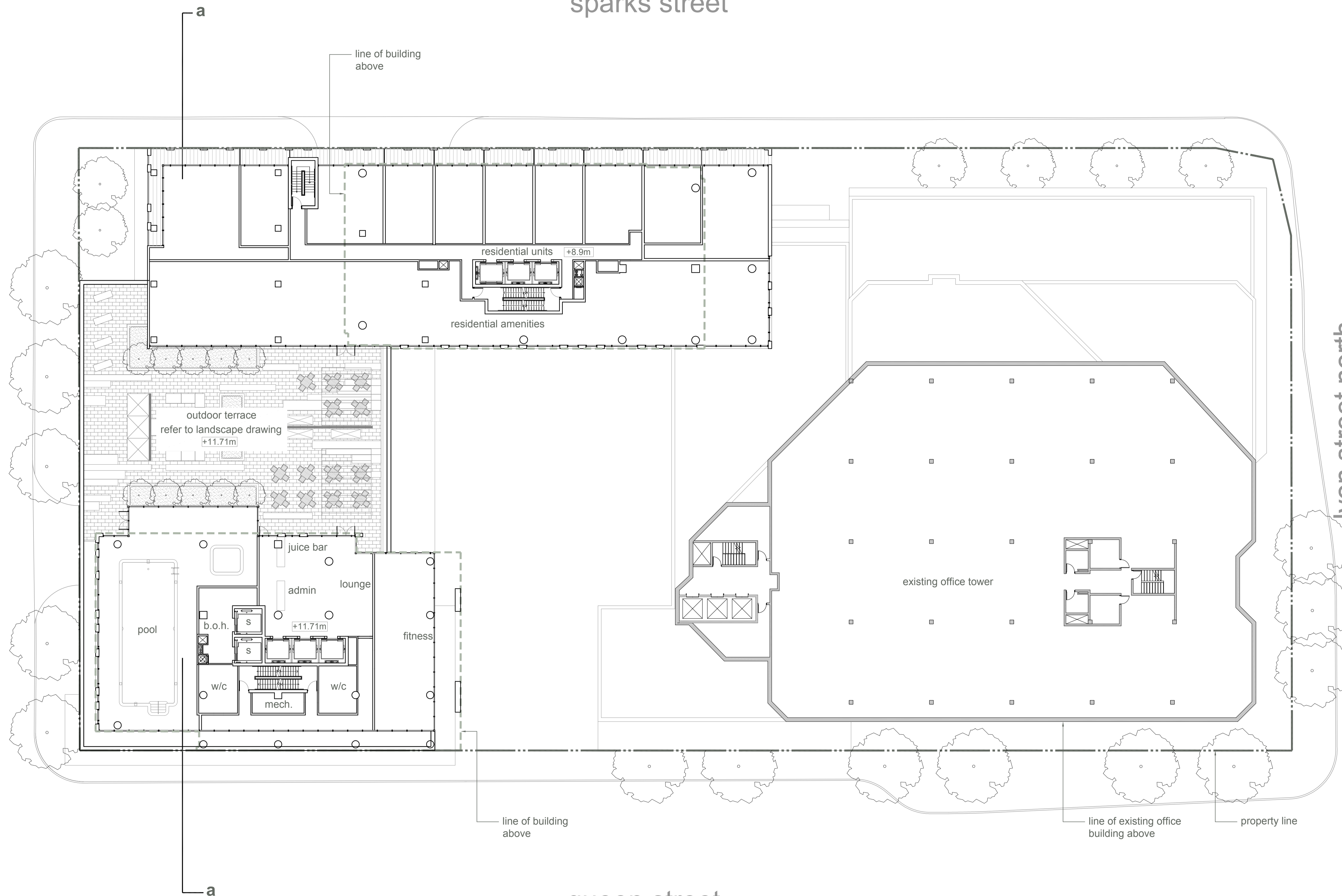
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bay street

sparks street

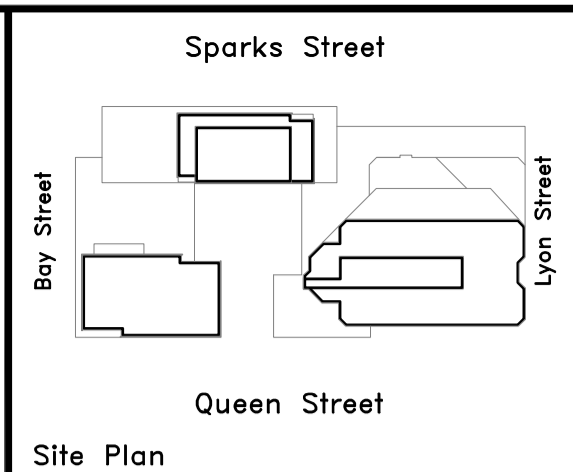
lyon street north

queen street



a

a



Issue	Description	Date
B	Site Plan Control	26JUN2015
ISSUES/REVISIONS		

ONTARIO ASSOCIATION OF ARCHITECTS

ROBERT SAMPSON
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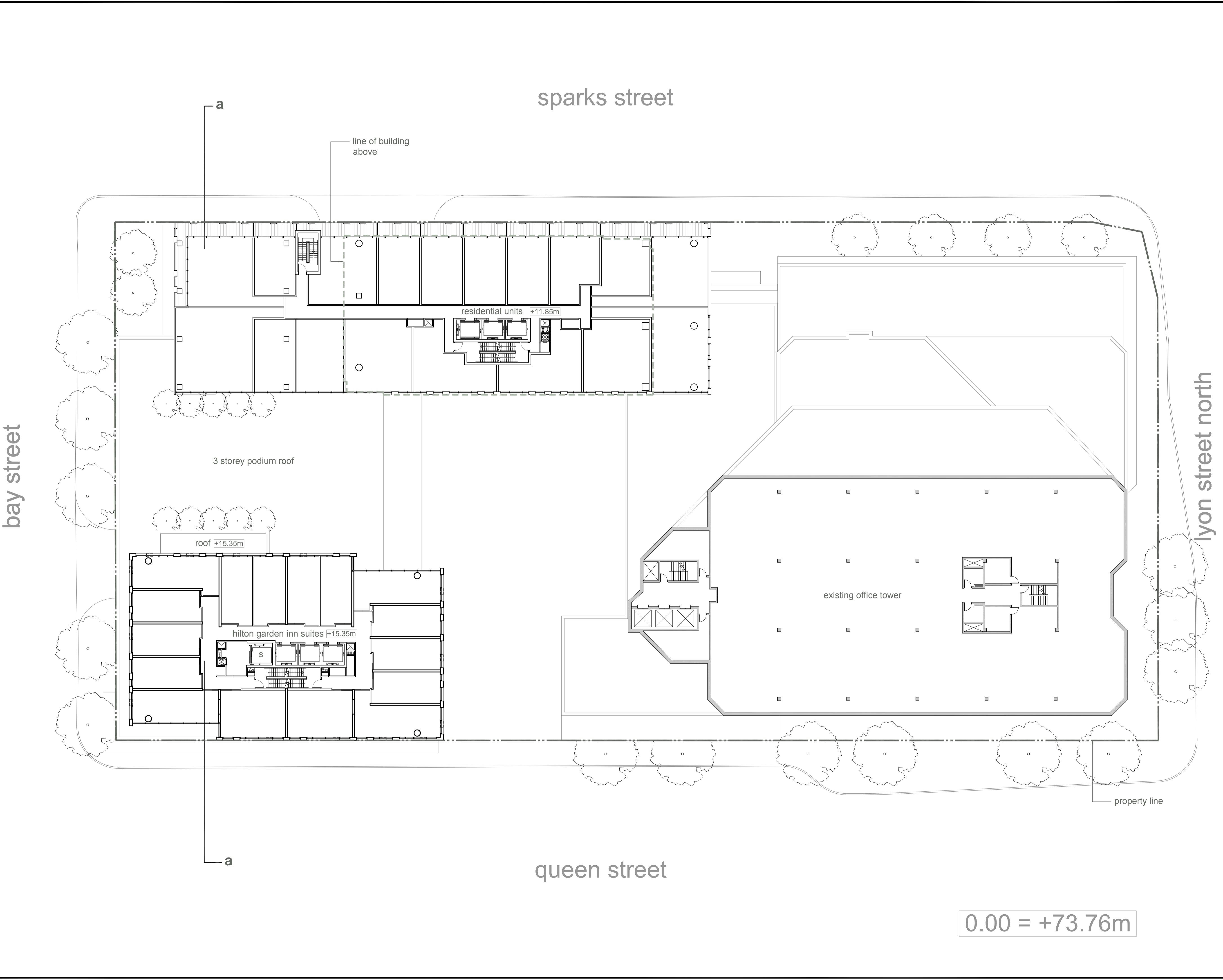
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Drawing Number: A-107

0.00 = +73.76m



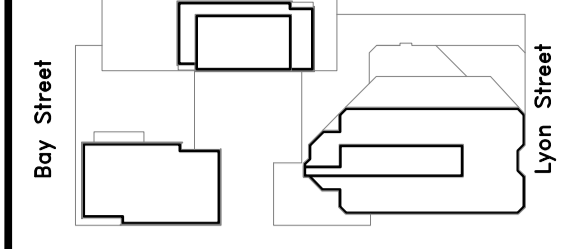
sparks street

bay street

lyon street north

queen street

Sparks Street



Queen Street

Site Plan

B	Site Plan Control	26JUN2015
Issue	Description	Date
ISSUES/REVISIONS		

ONTARIO ASSOCIATION OF ARCHITECTS
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Sheet Title:
PLAN-5th FLOOR

Scale: 1:200

Project Number: 06409.000

Drawing Number: A-108

0.00 = +73.76m

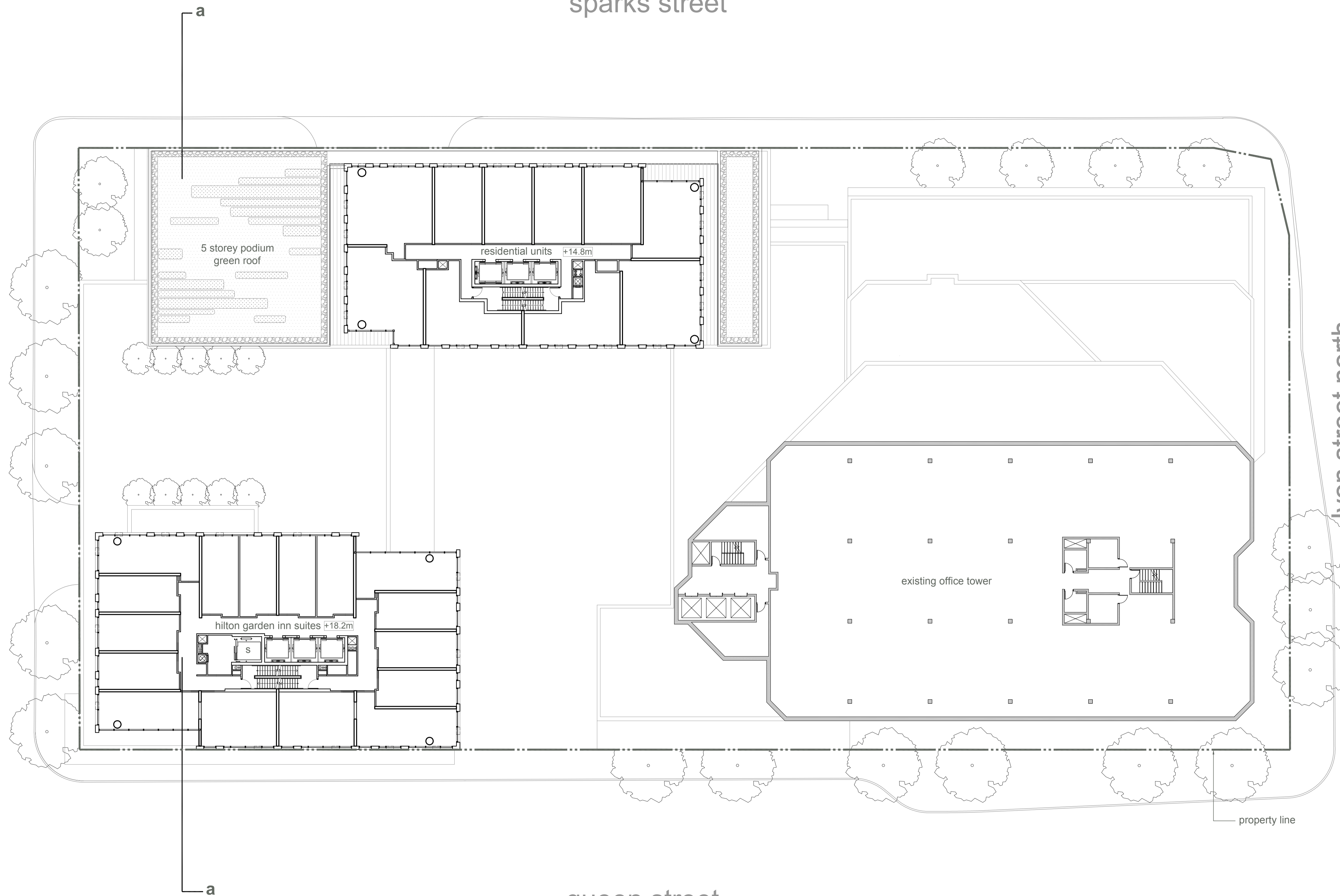
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bay street

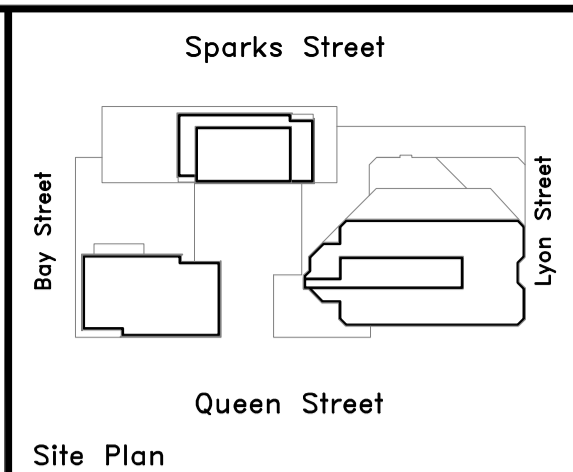
sparks street

lyon street north

queen street



0.00 = +73.76m



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
-------	-------------	------

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Sheet Title:
PLAN-6th FLOOR

Scale: 1:200

Project Number: 06409.000

Drawing Number: A-109

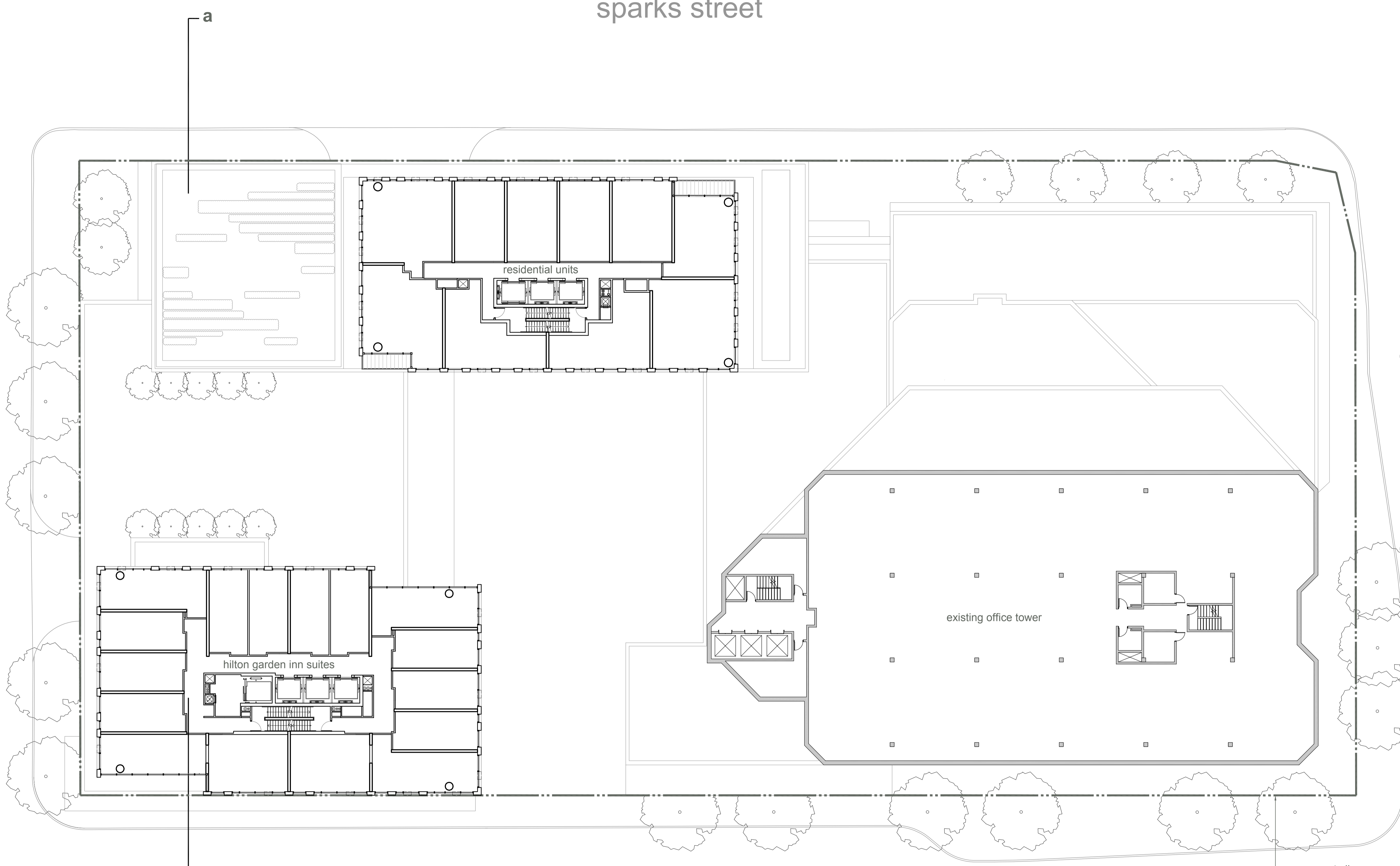
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bay street

sparks street

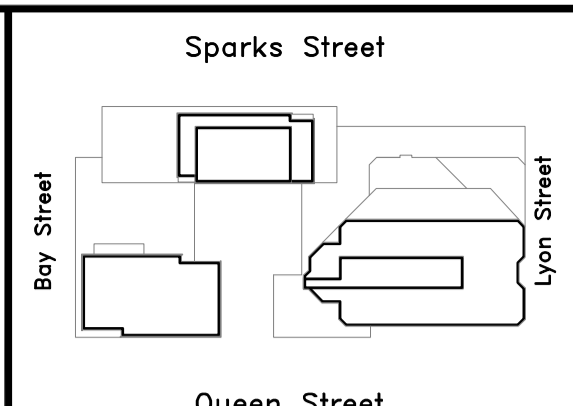
lyon street north

queen street



property line

0.00 = +73.76m



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015
ISSUES/REVISIONS		

ONTARIO ASSOCIATION
 OF
 ARCHITECTS
 ROBERT SAMPSON
 LICENCE
 4274

Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 13, 14 & PART OF LOT 12 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geospatial Ltd. June 04, 2015

WZMH ARCHITECTS
 95 St. Clair Av W
 Suite 1500
 Toronto, Ontario
 Canada M4V 1N6
 T 416.961.4111
 F 416.961.3176

Morguard
 350 SPARKS STREET
 350 Sparks Street, Ottawa,
 K1R 7S8

Sheet Title:
PLAN-7th-17th FLOOR

Scale: 1:200
 Project Number: 06409.000
 Drawing Number: A-110

sparks street

bay street

lyon street north

queen street

a
a

mechanical penthouse

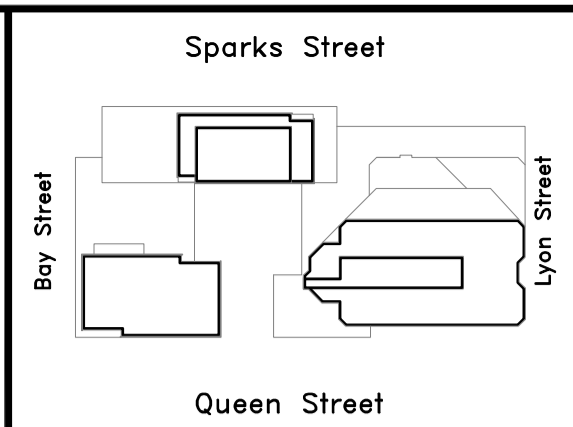
hilton garden inn suites +69.8m

existing office tower

property line

0.00 = +73.76m

Plot Time: Jun 25, 2015 - 1:51pm
Drawing Name: R:\6409\CAD\SPA_A-112.dwg



Site Plan

B	Site Plan Control	26JUN2015
Issue	Description	Date
ISSUES/REVISIONS		

ONTARIO ASSOCIATION
OF
ARCHITECTS

ROBERT SAMPSON
LICENCE
4274

Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 13, 14 & PART OF LOT 12 (North of Queen St) REGISTERED PLAN No.3922 CITY OF OTTAWA prepared by Stantec Geospatial Ltd. June 04, 2015

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350 Sparks Street, Ottawa,
K1R 7S8

Sheet Title:

**PLAN-24th FLOOR
RESIDENTIAL MECH.
PENTHOUSE**

Scale:	1: 200
Project Number:	06409.000
Drawing Number:	A-112

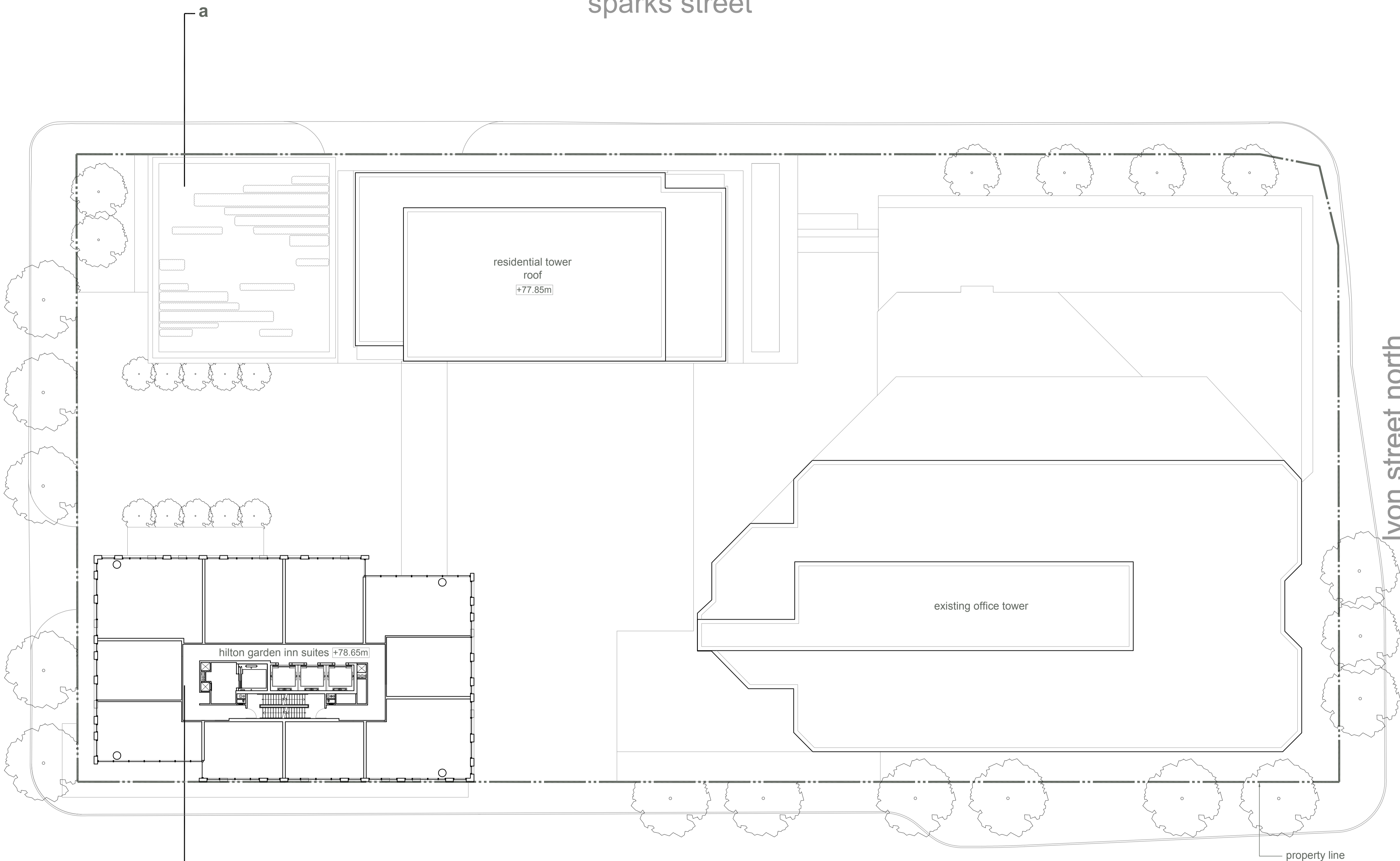
Plot Time: Jun 25, 2015 - 1:51pm
 Drawing Name: R:\6409\CAD\SPA\A-113.dwg

bay street

sparks street

lyon street north

queen street

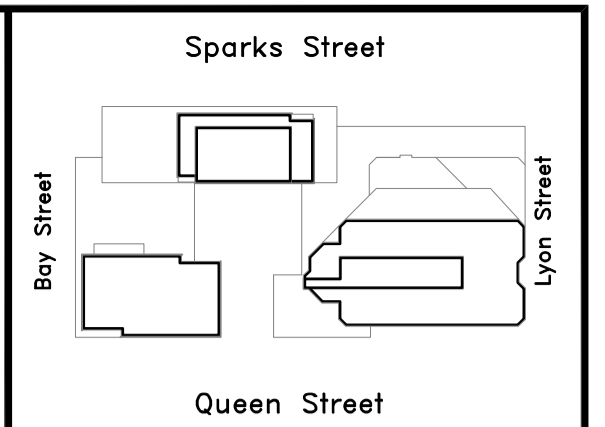


a

a

0.00 = +73.76m

property line



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015
ISSUES/REVISIONS		

ONTARIO ASSOCIATION OF ARCHITECTS
 ROBERT SAMPSON
 LICENCE 4274

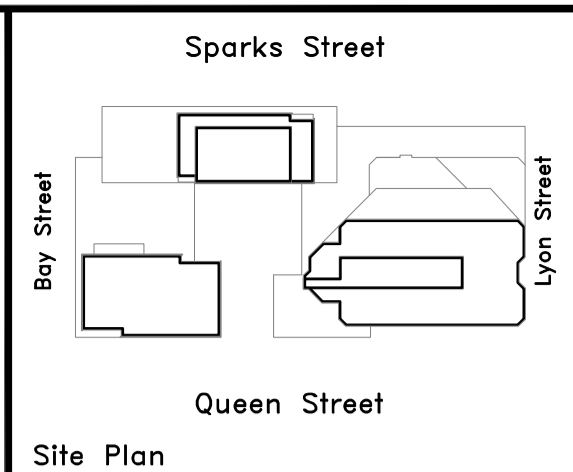
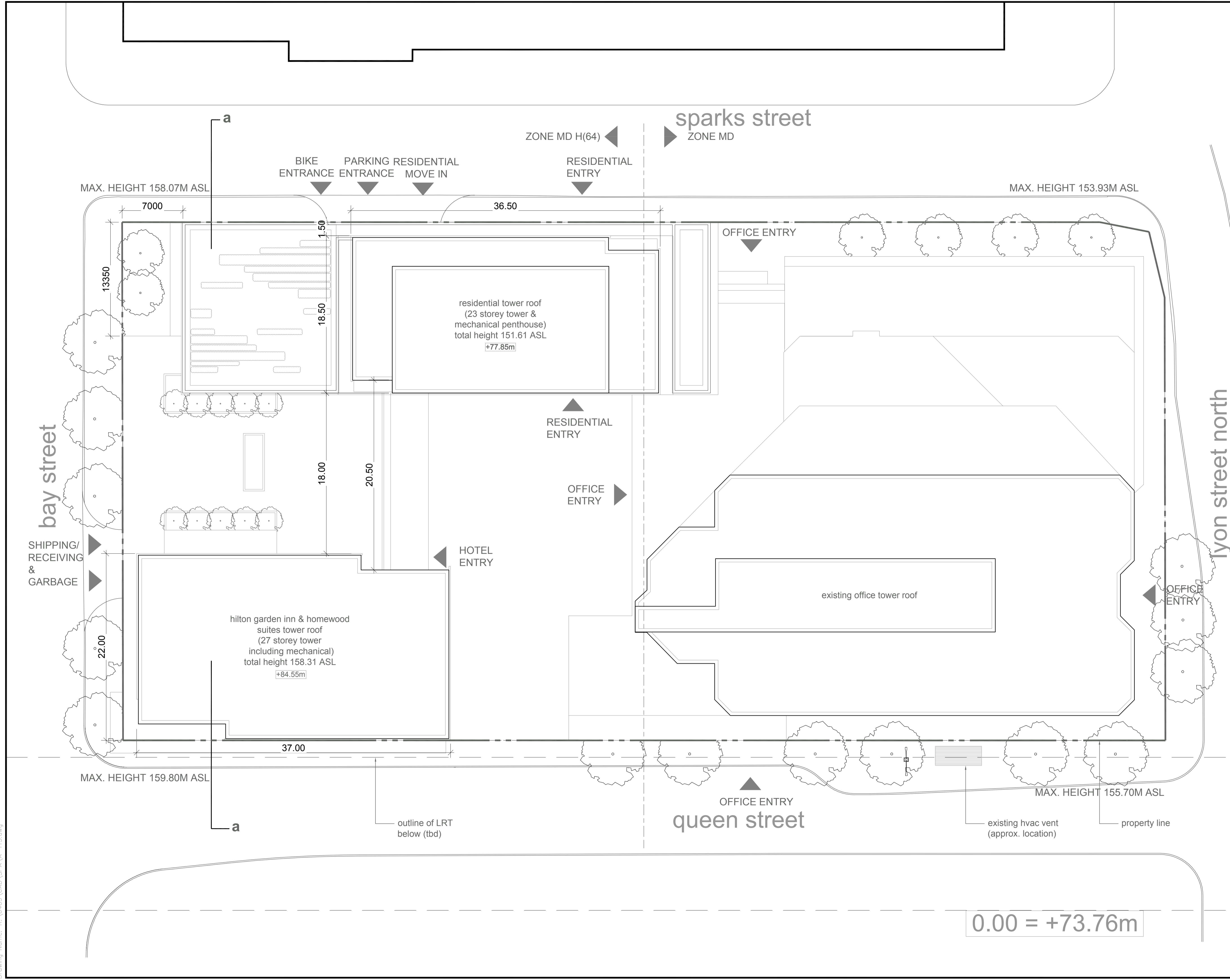
Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 13, 14 & PART OF LOT 12 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geospatial Ltd. June 04, 2015

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 350 Sparks Street, Ottawa,
 K1R 7S8

Sheet Title:	PLAN-25-26th FLOOR
Scale:	1: 200
Project Number:	06409.000
Drawing Number:	A-113

Plot Time: Jun 25, 2015 - 1:51pm
 Drawing Name: R:\6409\CAD\SPA\A-115.dwg



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
B	Site Plan Control	26JUN2015

ONTARIO ASSOCIATION OF ARCHITECTS
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 LICENCE 4274

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Morguard
 350 SPARKS STREET
 350 Sparks Street, Ottawa,
 K1R 7S8

Sheet Title:
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Scale: 1:200

Project Number: 06409.000

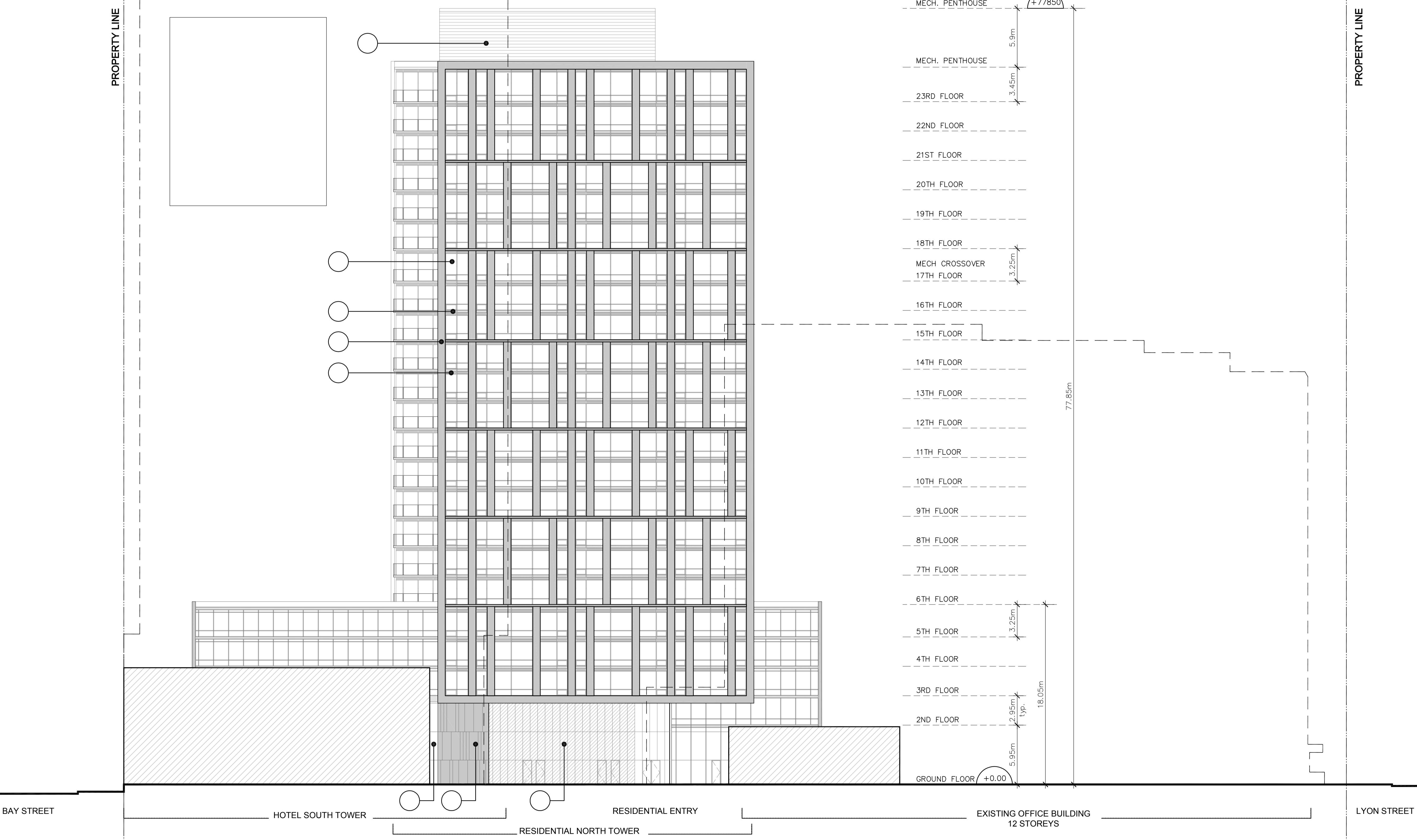
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0.00 = +73.76m

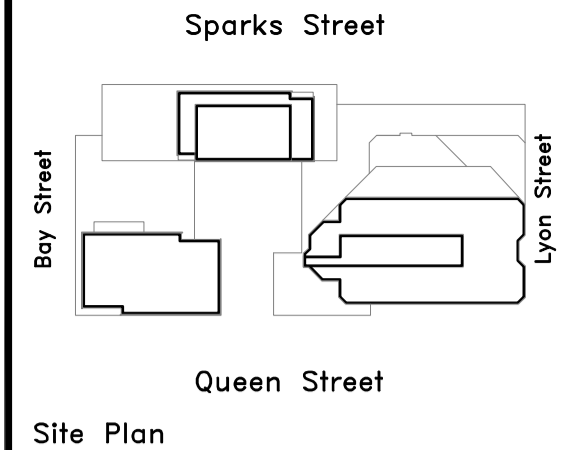
Plot Time: Jun 25, 2015 - 2:47pm
 Drawing Name: R:\6409\CAD\SPA\A-401.dwg

+158070 MAX. HEIGHT ASL

+153930 MAX. HEIGHT ASL



0.00 = +73.76m



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
B	Site Plan Control	26JUN2015

ONTARIO ASSOCIATION
OF ARCHITECTS
ROBERT SAMPSON
LICENCE 4274

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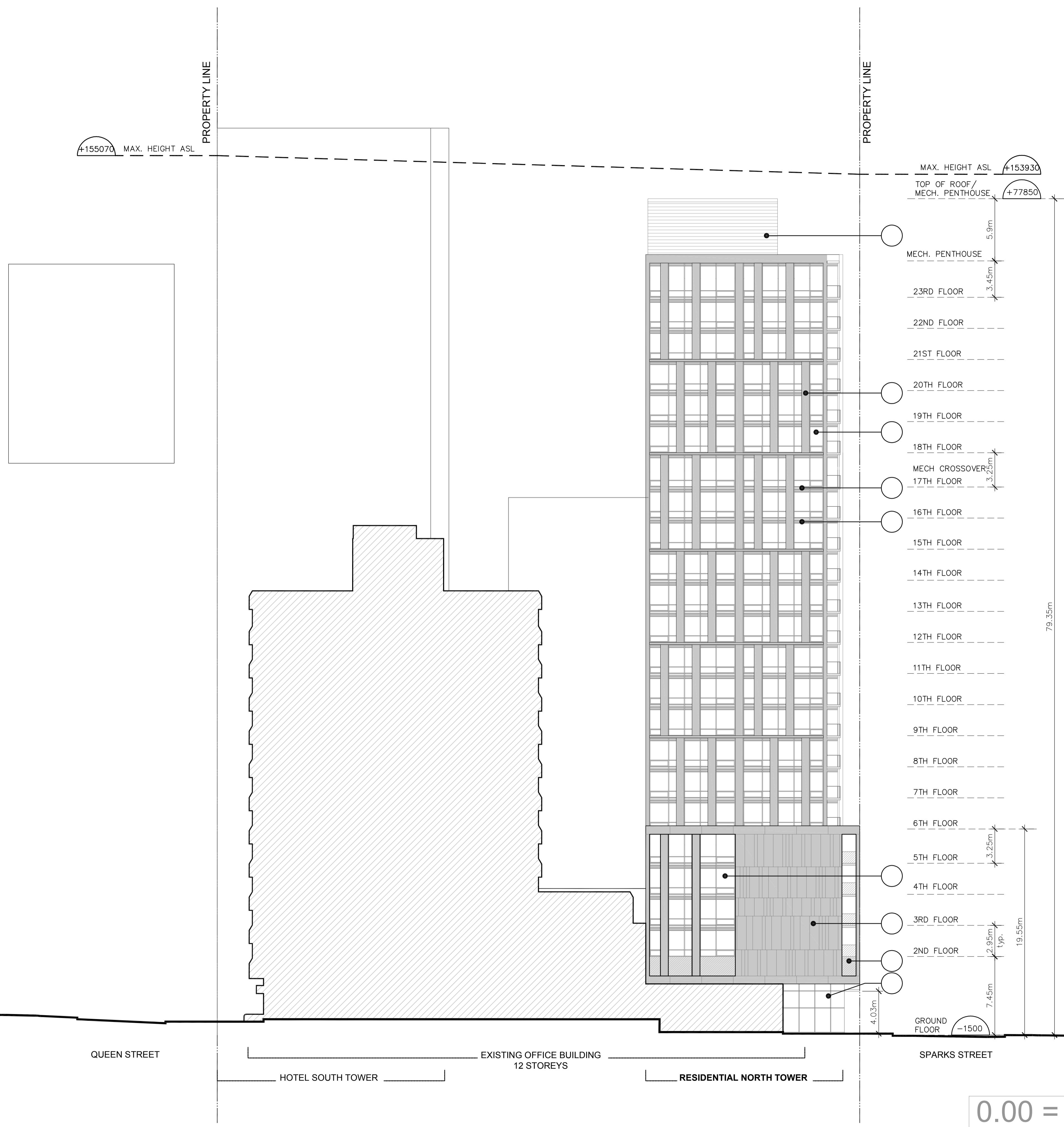
WZMH ARCHITECTS
 95 St. Clair Av W
 Suite 1500
 Toronto, Ontario
 Canada M4V 1N6
 T 416.961.4111
 F 416.961.3176

Morguard
 350 SPARKS STREET
 350 Sparks Street, Ottawa,
 K1R 7S8

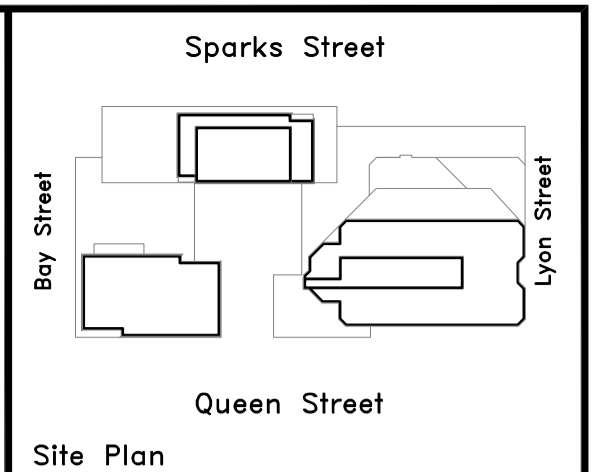
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 NORTH TOWER-
 SOUTH ELEVATION**

Scale: 1: 200
 Project Number: 06409.000
 Drawing Number: A-401

Plot Time: Jun 25, 2015 - 2:48pm
 Drawing Name: R:\6409\CAD\SPA\A-402.dwg



0.00 = +73.76m



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

ONTARIO ASSOCIATION
 OF ARCHITECTS
 ROBERT SAMPSON
 LICENCE 4274

Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geospatial Ltd. June 04, 2015

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 Canada M4V 1N6
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Morguard
 350 SPARKS STREET
 350 Sparks Street, Ottawa,
 K1R 7S8

Sheet Title:

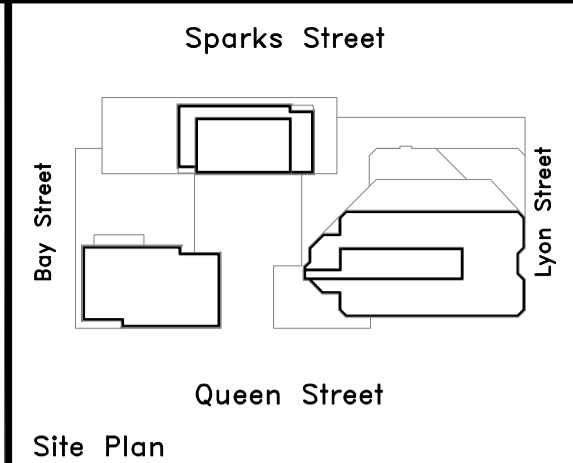
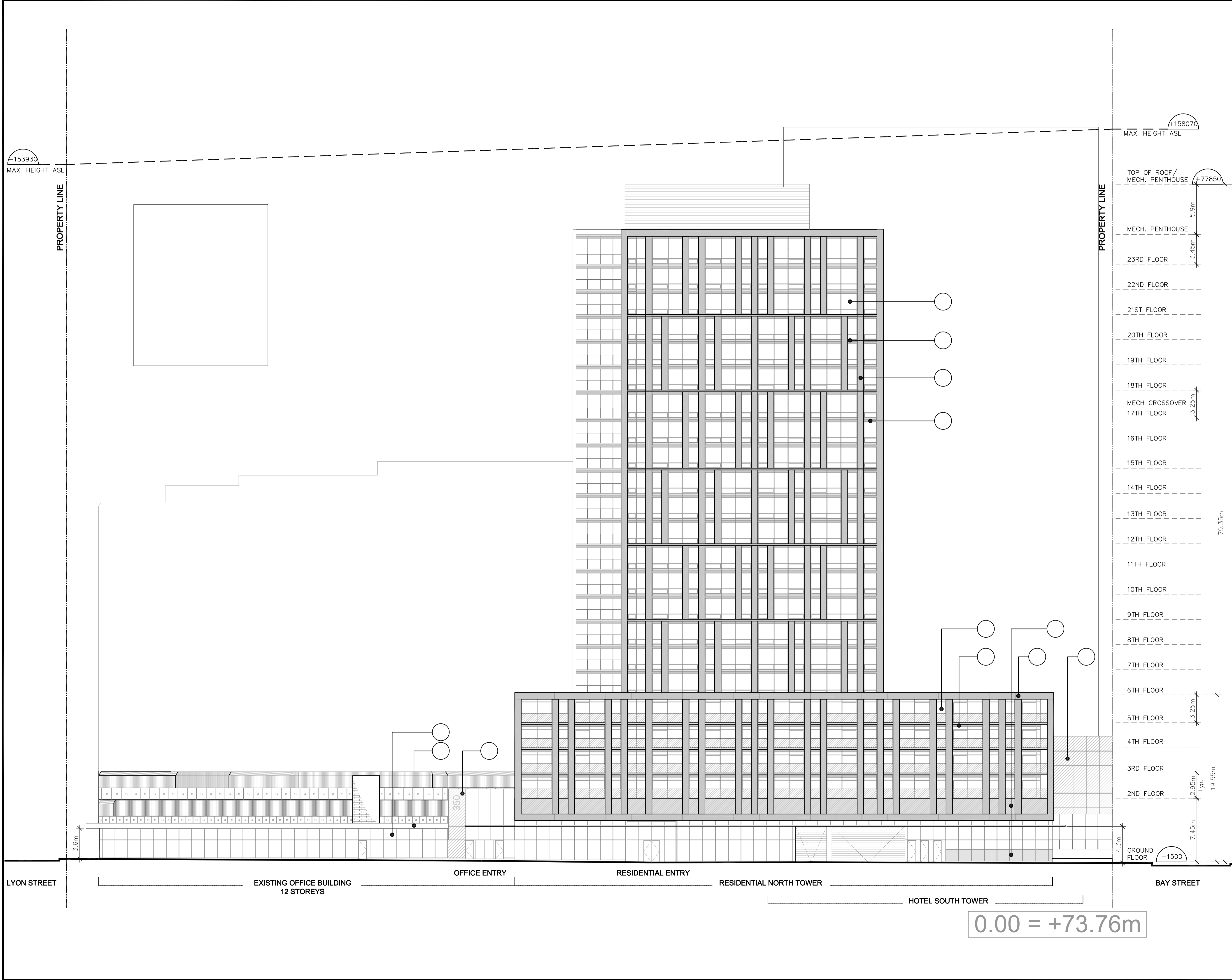
ELEVATION-
 NORTH TOWER-
 EAST ELEVATION

Scale: 1:200

Project Number: 06409.000

Drawing Number: A-402

Plot Time: Jun 25, 2015 - 2:48pm
Drawing Name: R:\6409\CAD\SPA\A-403.dwg



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
B	Site Plan Control	26JUN2015

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERT SAMPSON
LICENCE 4274

Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 12 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stanton Geospatial Ltd. June 04, 2015

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Canada M4V 1N6
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F 416.961.3176

Morguard

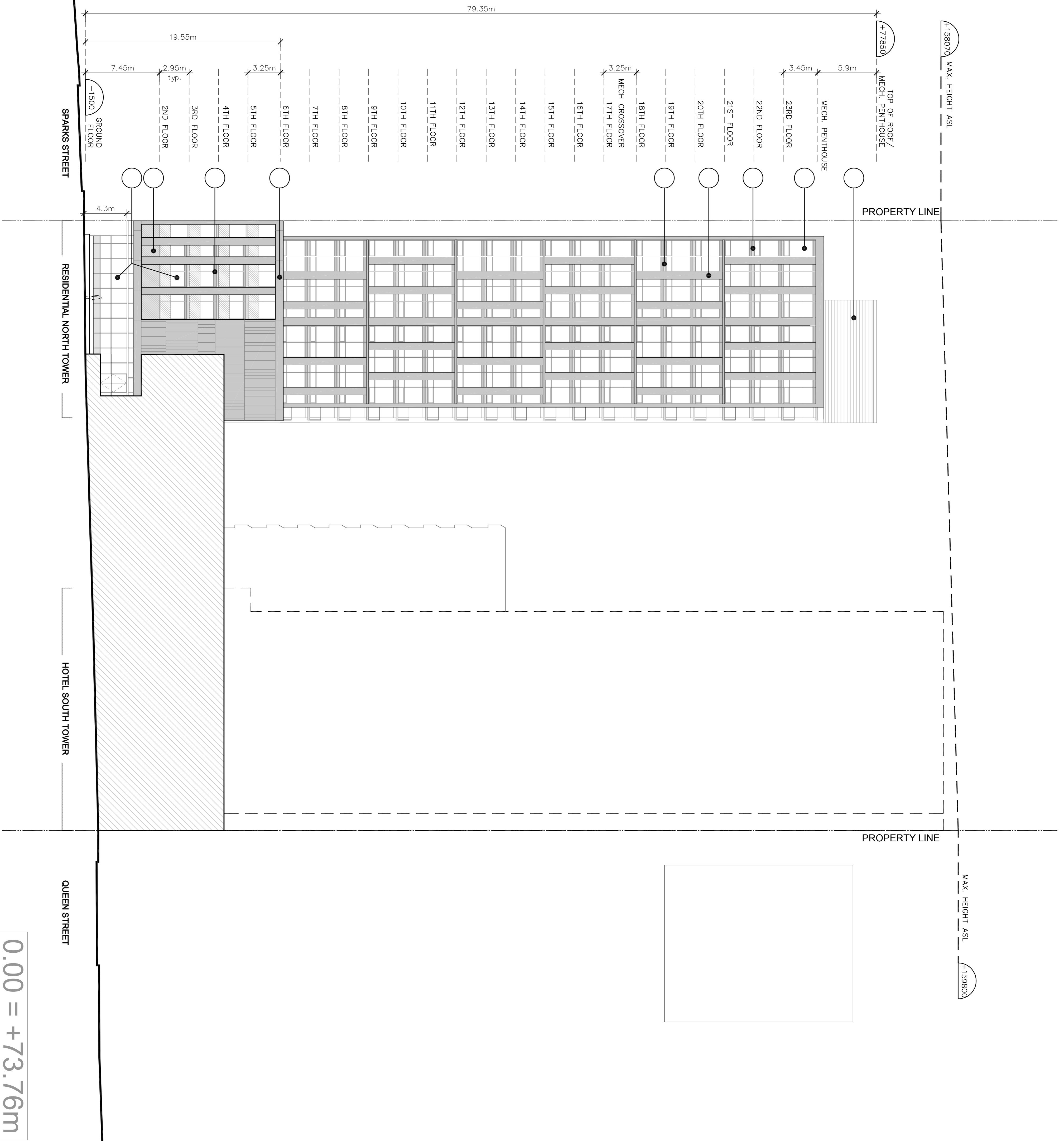
350 SPARKS STREET
350 Sparks Street, Ottawa,
K1R 7S8

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NORTH ELEVATION**

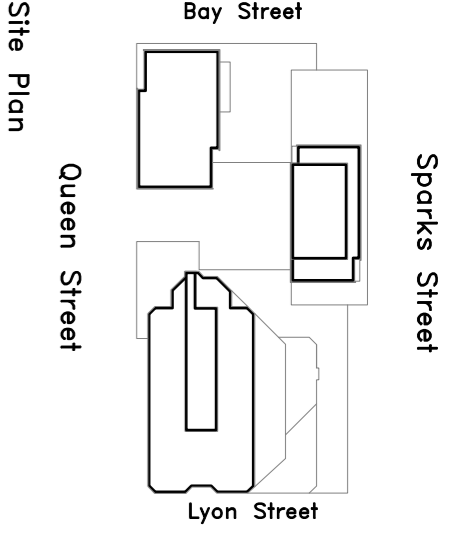
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Project Number: 06409.000

Drawing Number: A-403



0.00 = +73.76m



Site Plan

Issue	Description	Date
B	Site Plan Control	26 JUN 2015
ISSUES/REVISIONS		

ONTARIO ASSOCIATION
of
ARCHITECTS
REGISTERED PROFESSIONAL ARCHITECTS
 ROBERT SIMPSON
 4274

Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks Street) and LOTS 10, 11 & PART OF LOT 12 (North of Sparks Street) in REGISTRATION PLAN No. 3022 07M of OITMA, prepared by Sonitac, Incorporated Ltd. June 04, 2010.

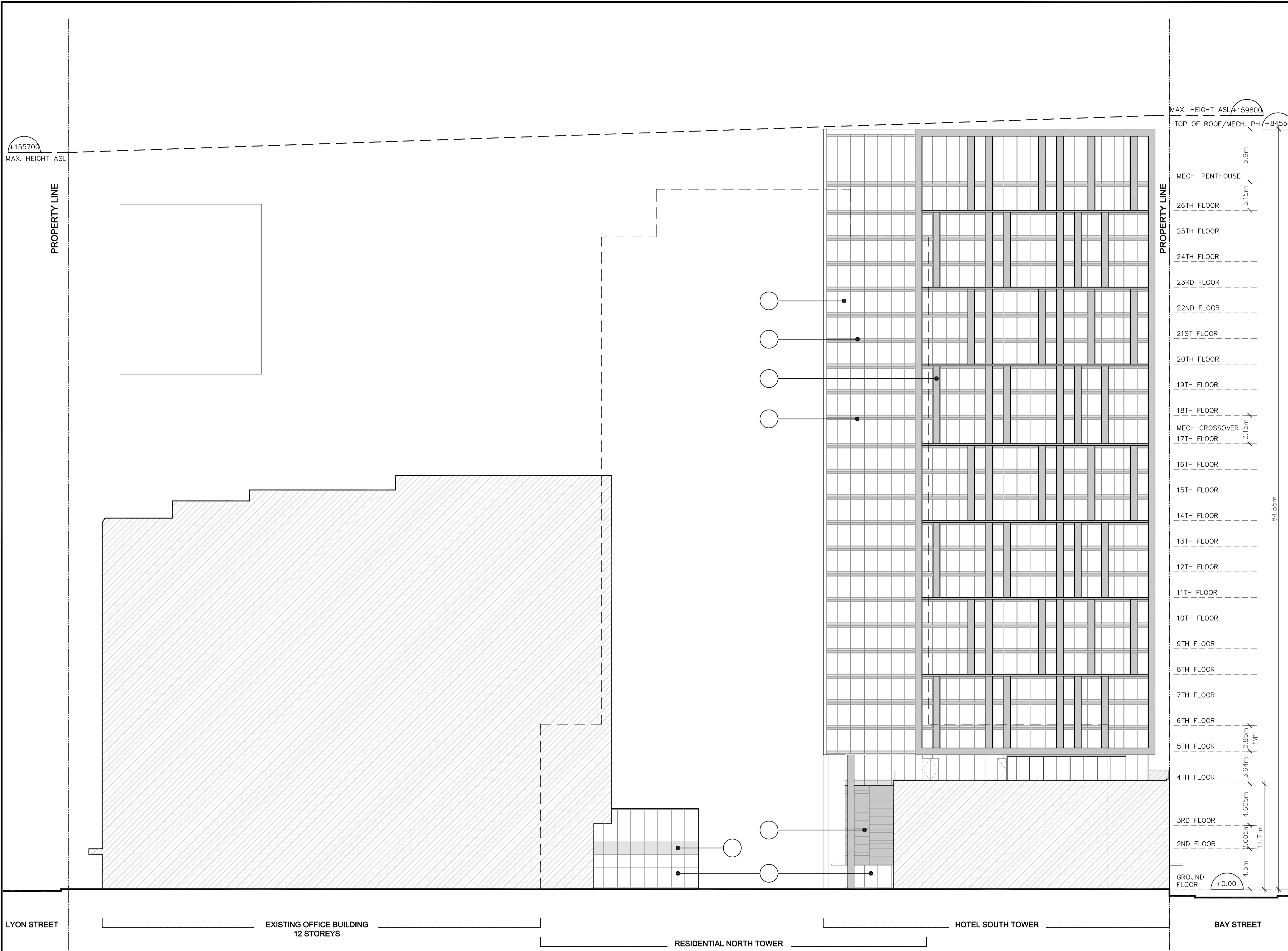
WZMH ARCHITECTS
 95 St. Clair Av. W.
 Suite 1500
 Toronto, Ontario
 Canada M4V 1N5
 T 416 591 4111
 F 416 591 1519

Morguard
 350 SPARKS STREET
 350 Sparks Street Ottawa,
 K1R 7S8

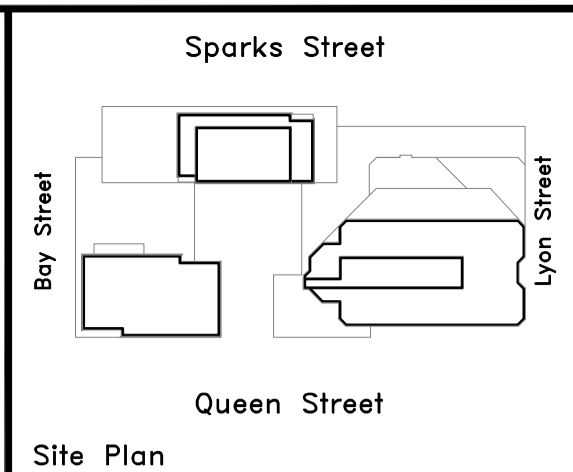
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 NORTH TOWER—
 WEST ELEVATION**

Scale: 1:200
 Project Number: 06409.000
 Drawing Number: A-404

Plot Time: Jun 25, 2015 - 2:49pm
 Drawing Name: R:\6409\CAD\SPA\A-405.dwg



0.00 = +73.76m



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

ONTARIO ASSOCIATION
 OF ARCHITECTS
 ROBERT SAMPSON
 LICENCE 4274

Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stanton Geospatial Ltd. June 04, 2015

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Morguard
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 350 Sparks Street, Ottawa,
 K1R 7S8

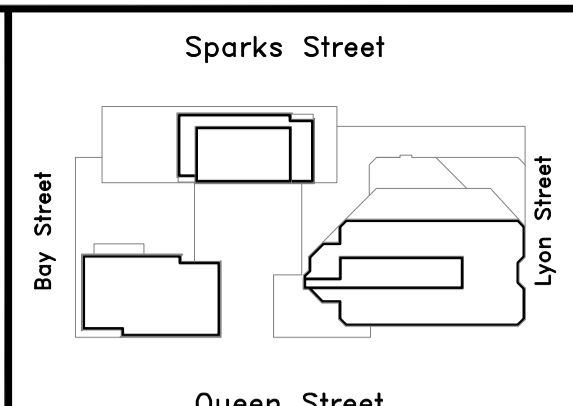
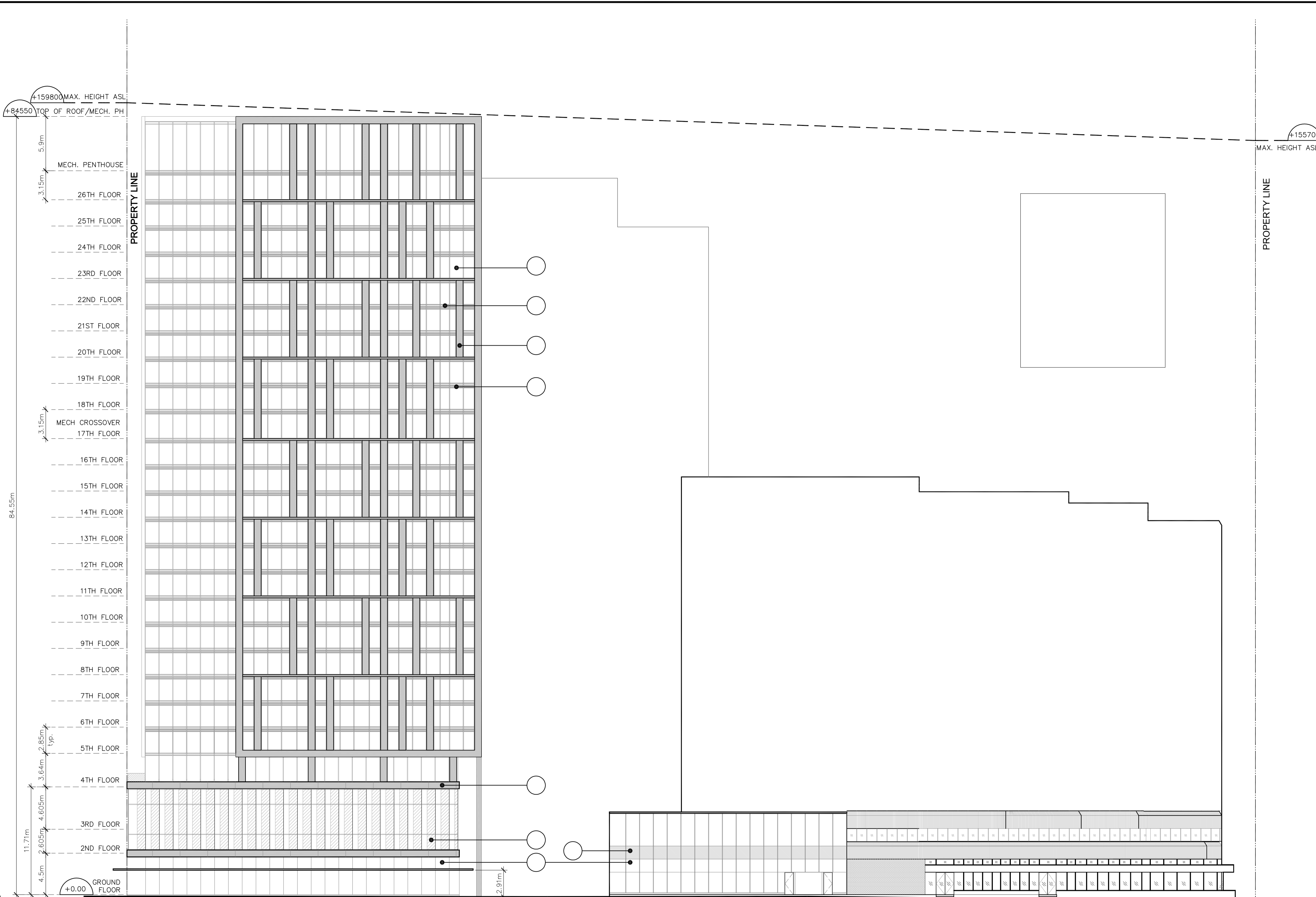
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 SOUTH TOWER-
 NORTH ELEVATION**

Scale: 1:200

Project Number: 06409.000

Drawing Number: A-405

Plot Time: Jun 25, 2015 - 2:54pm
 Drawing Name: R:\6409\CAD\SPA\A-407.dwg



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

ONTARIO ASSOCIATION
 OF
 ARCHITECTS
 ROBERT SAMPSON
 LICENCE
 4274

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Morguard
 350 SPARKS STREET
 350 Sparks Street, Ottawa,
 K1R 7S8

Sheet Title:
**ELEVATION-
 SOUTH TOWER
 SOUTH ELEVATION**

Scale: 1:200

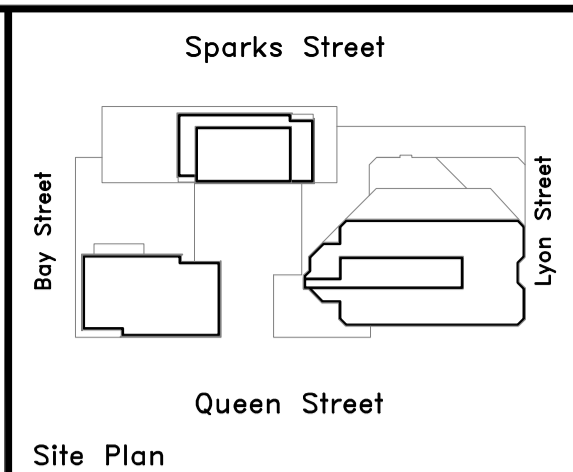
Project Number: 06409.000

Drawing Number: A-407

0.00 = +73.76m



0.00 = +73.76m

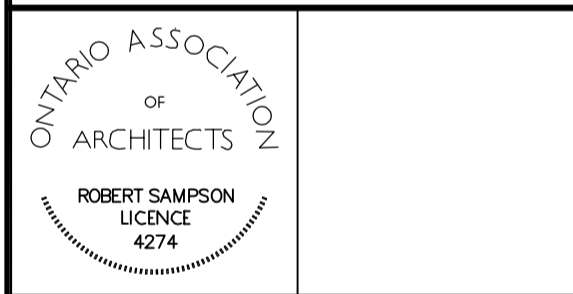


Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
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Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 13, 14 & PART OF LOT 12 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geospatial Ltd. June 04, 2015

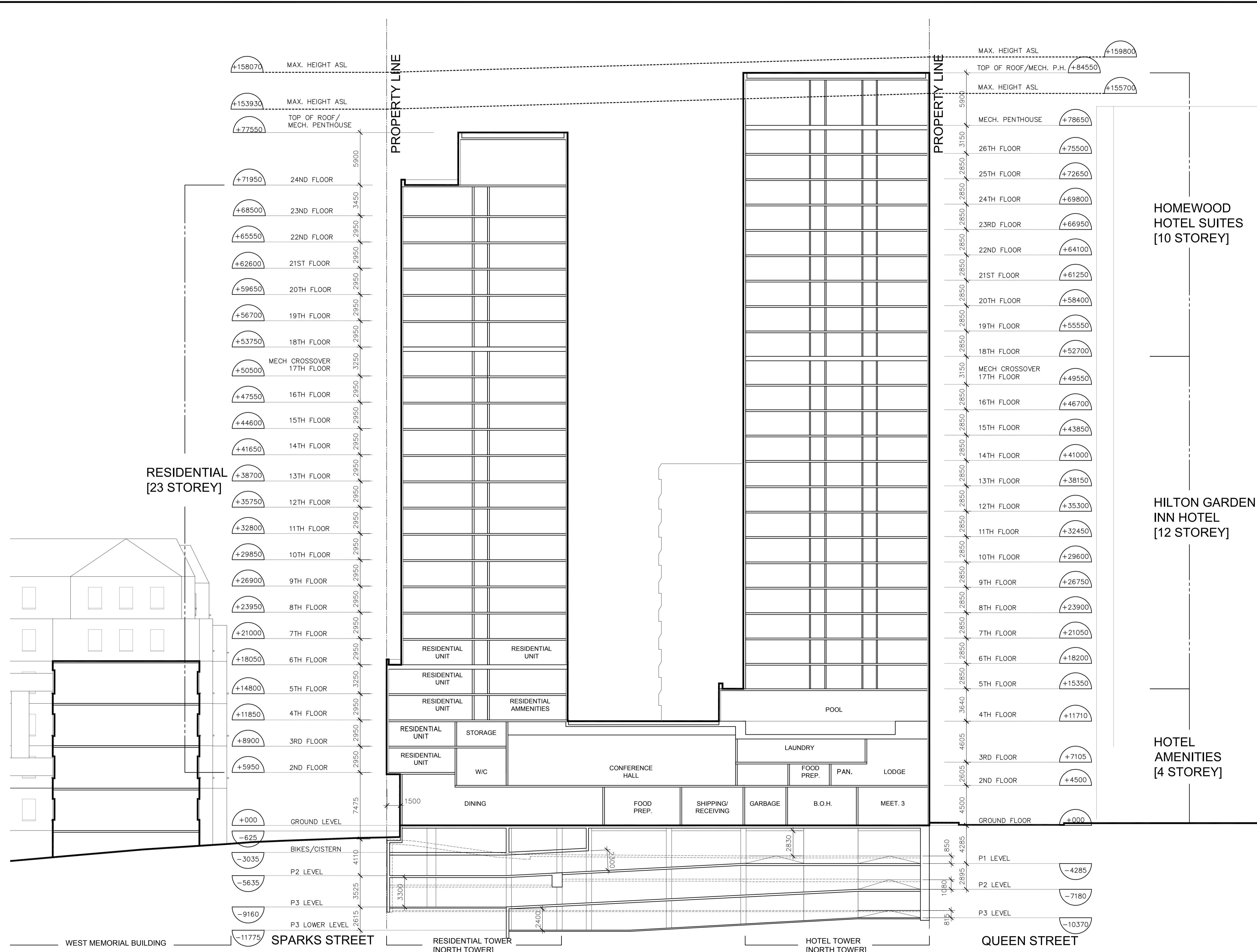
WZMH ARCHITECTS
 95 St. Clair Av W
 Suite 1500
 Toronto, Ontario
 Canada M4V 1N6
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 F 416.961.3176



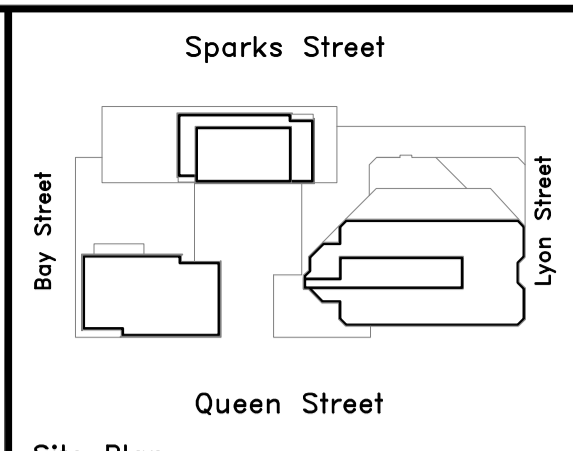
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Scale:	1: 200
Project Number:	06409.000
Drawing Number:	A-408

Plot Time: Jun 25, 2015 - 2:52pm
 Drawing Name: R:\6409\CAD\SPA\A-411.dwg



Level	Height (ASL)	Notes
MAX. HEIGHT ASL	+158070	
MAX. HEIGHT ASL	+153930	
TOP OF ROOF/MECH. PENTHOUSE	+77550	
24TH FLOOR	+71950	
23ND FLOOR	+68500	
22ND FLOOR	+65550	
21ST FLOOR	+62600	
20TH FLOOR	+59650	
19TH FLOOR	+56700	
18TH FLOOR	+53750	
MECH CROSSOVER 17TH FLOOR	+50500	
16TH FLOOR	+47550	
15TH FLOOR	+44600	
14TH FLOOR	+41650	
13TH FLOOR	+38700	
12TH FLOOR	+35750	
11TH FLOOR	+32800	
10TH FLOOR	+29850	
9TH FLOOR	+26900	
8TH FLOOR	+23950	
7TH FLOOR	+21000	
6TH FLOOR	+18050	
5TH FLOOR	+14800	
4TH FLOOR	+11850	
3RD FLOOR	+8900	
2ND FLOOR	+5950	
GROUND LEVEL	+000	
BIKES/CISTERN	-625	
P2 LEVEL	-3035	
P3 LEVEL	-5635	
P3 LOWER LEVEL	-9160	
SPARKS STREET	-11775	
MECH. PENTHOUSE	+78650	
26TH FLOOR	+75500	
25TH FLOOR	+72650	
24TH FLOOR	+69800	
23RD FLOOR	+66950	
22ND FLOOR	+64100	
21ST FLOOR	+61250	
20TH FLOOR	+58400	
19TH FLOOR	+55550	
18TH FLOOR	+52700	
MECH CROSSOVER 17TH FLOOR	+49550	
16TH FLOOR	+46700	
15TH FLOOR	+43850	
14TH FLOOR	+41000	
13TH FLOOR	+38150	
12TH FLOOR	+35300	
11TH FLOOR	+32450	
10TH FLOOR	+29600	
9TH FLOOR	+26750	
8TH FLOOR	+23900	
7TH FLOOR	+21050	
6TH FLOOR	+18200	
5TH FLOOR	+15350	
4TH FLOOR	+11710	
3RD FLOOR	+7105	
2ND FLOOR	+4500	
GROUND FLOOR	+000	
P1 LEVEL	-4285	
P2 LEVEL	-7180	
P3 LEVEL	-10370	
QUEEN STREET	-10370	



Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

ONTARIO ASSOCIATION OF ARCHITECTS
 ROBERT SAMPSON
 LICENCE 4274

Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geospatial Ltd. June 04, 2015

WZMH ARCHITECTS
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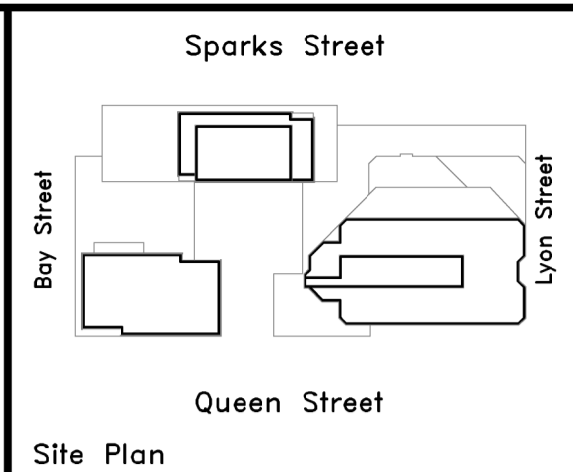
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 350 SPARKS STREET
 350 Sparks Street, Ottawa,
 K1R 7S8

Sheet Title:
SECTION

Scale: 1:200

Project Number: 06409.000

Drawing Number: A-411



Issue	Description	Date
B	Site Plan Control	26JUN2015
ISSUES/REVISIONS		

ONTARIO ASSOCIATION
OF ARCHITECTS
ROBERT SAMPSON
LICENCE 4274

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F 416.961.3176

Morguard
350 SPARKS STREET
350 Sparks Street, Ottawa,
K1R 7S8

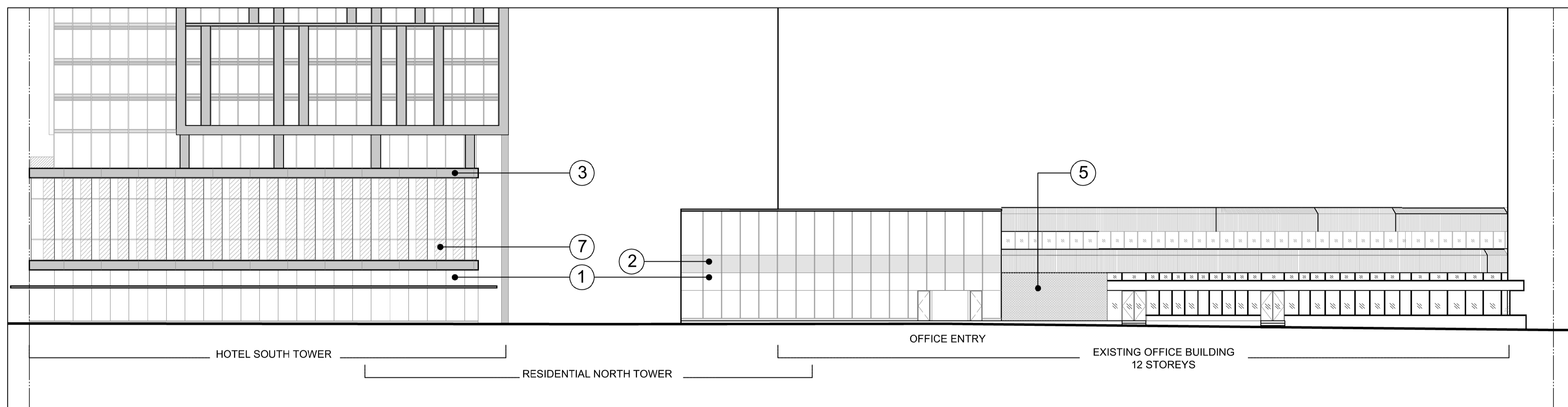
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**ELEVATIONS—
OFFICE RENOVATION**

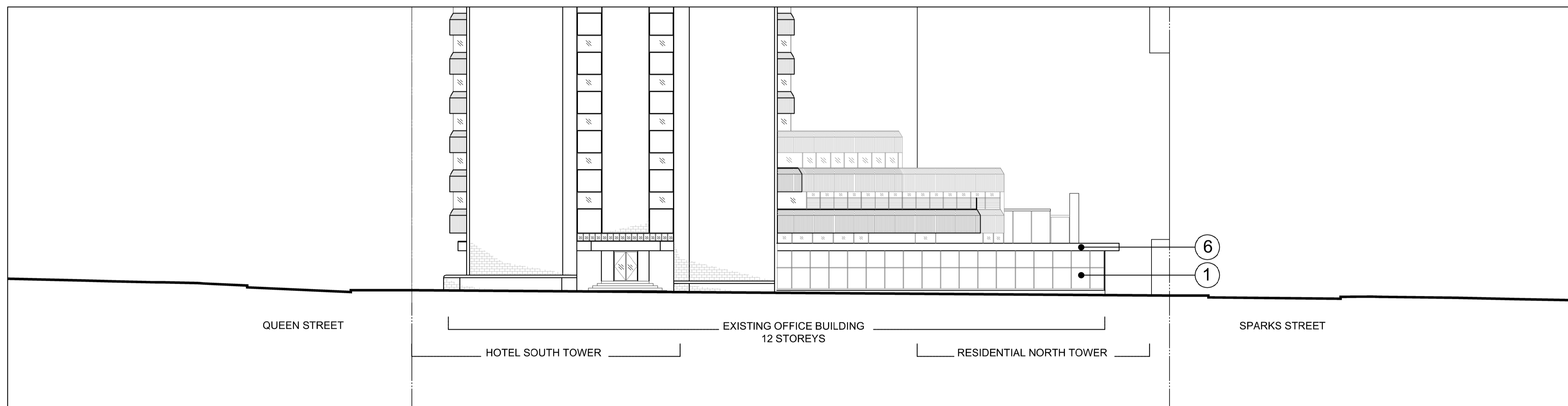
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Drawing Number: A-409

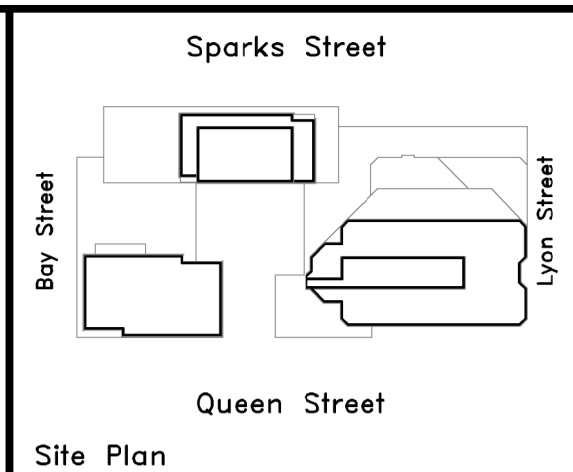


SOUTH PODIUM ELEVATION [QUEEN STREET]



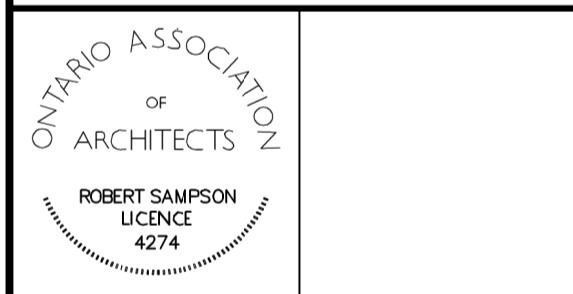
EAST PODIUM ELEVATION [LYON STREET]

- LEGEND:**
1. VISION GLASS
 2. SPANDREL GLASS
 3. STONE
 4. PRECAST
 5. PRE-FINISHED ALUMINUM LOUVERS
 6. PRE-FINISHED ALUMINUM
 7. VISION GLASS WITH FRITTED PATTERN



Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS		
Issue	Description	Date



Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geomatics Ltd. June 04, 2015

WZMH ARCHITECTS
 95 St. Clair Av W
 Suite 1500
 Toronto, Ontario
 Canada M4V 1N6
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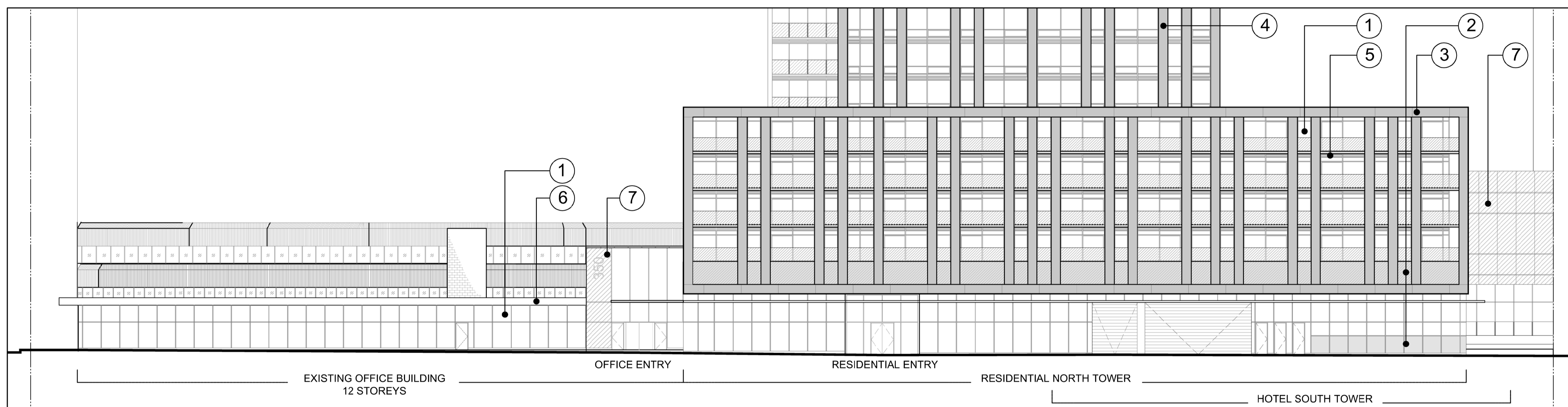
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 350 SPARKS STREET
 350 Sparks Street, Ottawa,
 K1R 7S8

Sheet Title:
**ELEVATIONS—
 OFFICE RENOVATION**

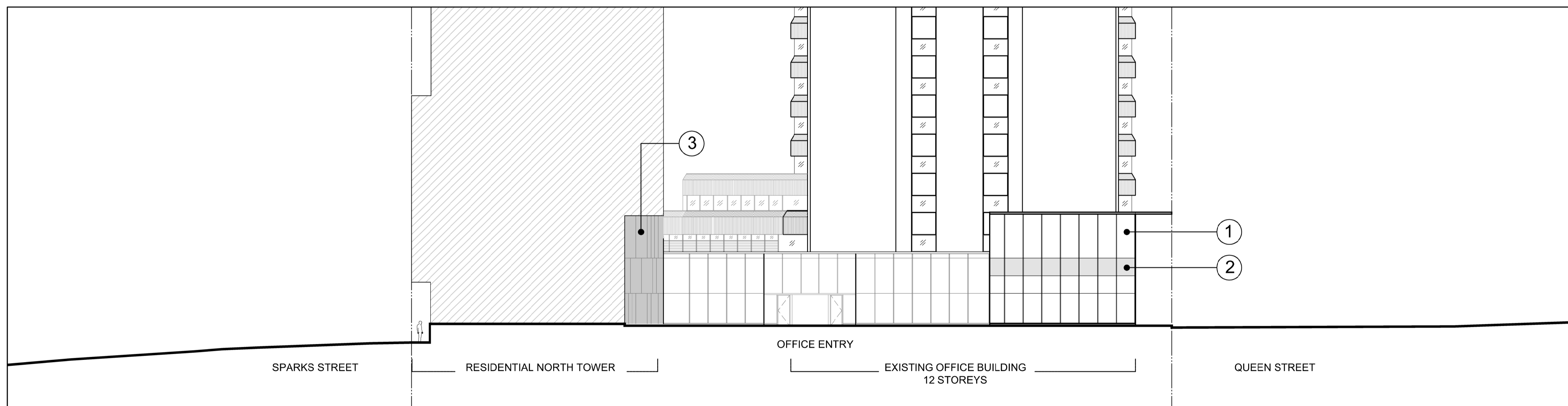
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Project Number: 06409.000

Drawing Number: A-410



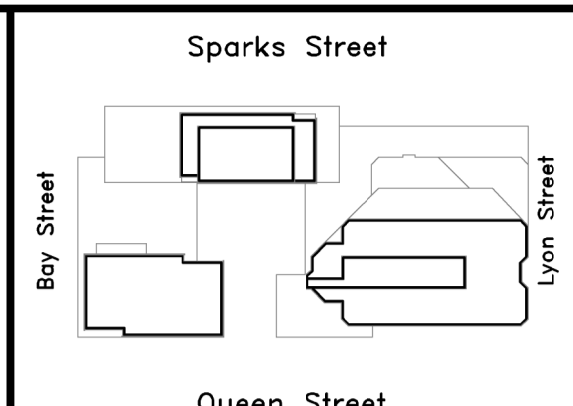
NORTH PODIUM ELEVATION [SPARKS STREET]



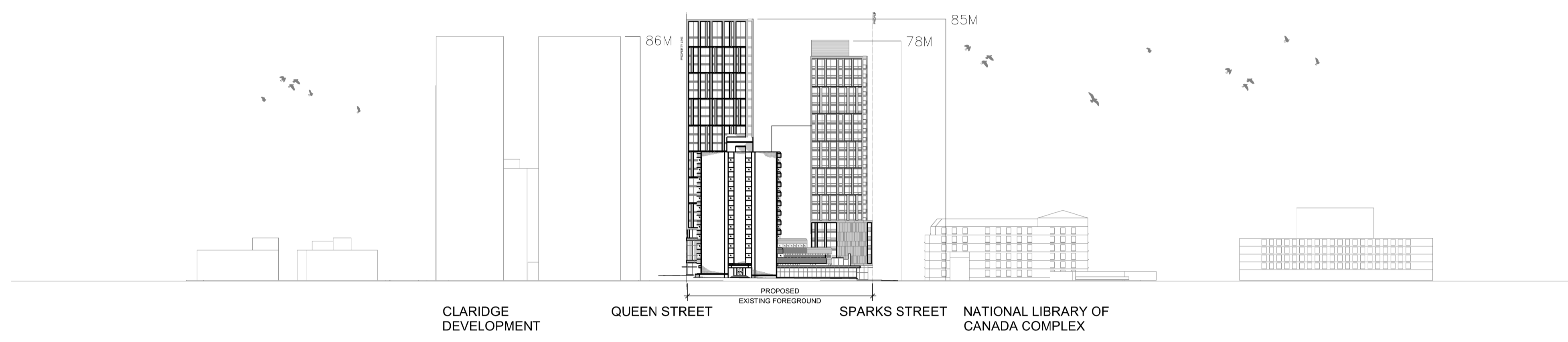
WEST PODIUM ELEVATION OF EXISTING OFFICE BUILDING

- LEGEND:**
- 1. VISION GLASS
 - 2. SPANDREL GLASS
 - 3. STONE
 - 4. PRECAST
 - 5. PRE-FINISHED ALUMINUM LOUVERS
 - 6. PRE-FINISHED ALUMINUM
 - 7. VISION GLASS WITH FRITTED PATTERN

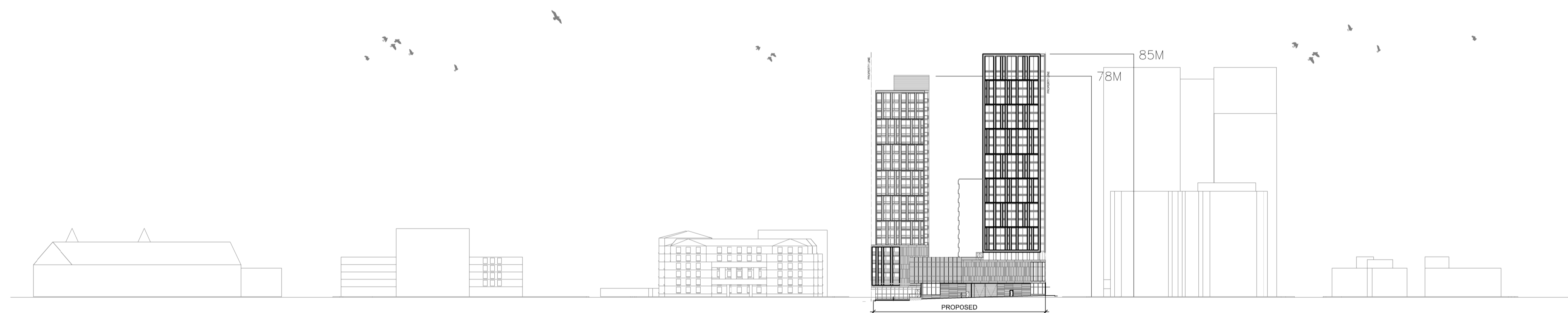
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Site Plan



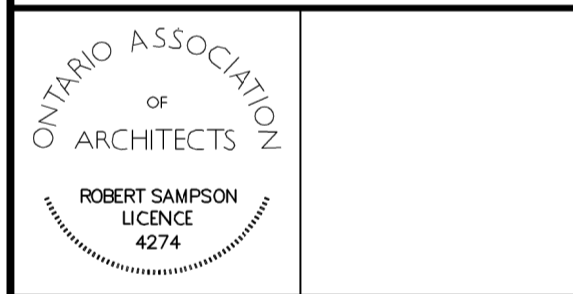
LYON STREET ELEVATION



BAY STREET ELEVATION

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS



Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geomatics Ltd. June 04, 2015

WZMH ARCHITECTS

95 St. Clair Av W
Suite 1500
Toronto, Ontario
Canada M4V 1N6
T 416.961.4111
F 416.961.3176



350 SPARKS STREET
350 Sparks Street, Ottawa,
K1R 7S8

Sheet Title:
**ELEVATIONS-
CONTEXT**

Scale: 1:1000

Project Number: 06409.000

Drawing Number: A-413

0.00 = +73.76m