

Heritage Brief

Revision V4

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Introduction

The revised heritage brief for the proposed hotel development is intended to assess the development's compatibility with the heritage character of the adjacent properties particularly, those listed on the City of Ottawa's Heritage Register. The properties on the City's register include: 257 Clarence, (requesting designation under Part IV.), 261 Clarence, 285 King Edward, 284 King Edward, 280, 281, 285 Clarence. The brief is considered less involved than a full CHIS and takes into consideration character defining attributes of the neighbourhood such as qualities of the public realm, the heritage character of the streetscape, the scale, material palette and massing of the nearby heritage buildings, the setbacks, and views.

The following opinion is not a formal requirement of the City of Ottawa. It is in response to the proponent's desire to review the design and determine if there are additional opportunities to integrate the proposed hotel design with the surrounding neighboring properties and with the King Edward Avenue streetscape.



Figure 1: A plan view of the property at 275 King Edward Avenue providing the immediate context. The north-south lanes of King Edward Avenue are separated by a tree lined median. The nine storey Holiday Inn Express in the next block reinforces the accommodation and hospitality theme that is evolving. Source: Woodman Architect & Associates.



Figure 2: A plan view of the proposed hotel property showing the consolidation of five lots including a two-story apartment building on the north, (257 King Edward Avenue). All other buildings on the site were demolished in 2014.

Neighbourhood and Development History

Lowertown is located on the east side of downtown Ottawa bordered by the Ottawa River to the north, the Rideau River to the east, Rideau Street to the south, and the Rideau Canal to the west. Lowertown is made up of three distinct areas: the Byward Market, Lowertown West, and Lowertown East.

Lowertown East starts east of King Edward Avenue and north of Rideau Street. The Rideau River is the northern and eastern physical limits. King Edward Avenue is a major vehicular entrance point for Ottawa bisecting the Lowertown community into two distinct areas, Lowertown West, (including Lowertown West Conservation District and Byward Market Conservation District) and Lowertown East. *Lowertown East Our Disappearing*

Heritage by Marc Aubin, and Nancy Chenier April 2011, provides an overview history describing sub-sections the Wedge, English Lowertown and Lower Lowertown.



Figure 3: Subsections of Lowertown east are identified in 'Lowertown East Our Disappearing Heritage.'



Figure 4: A 19th century Bird's eye view of a portion of Lowertown with Clarence Street typical of the east west orientation. The residential scale continues to be a defining feature of the area. The site is indicated with an arrow.

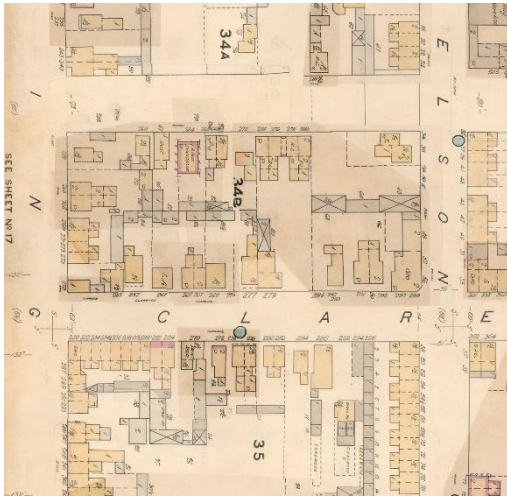


Figure 5: A portion of the 1901 Fire Insurance Map illustrates the area around the planned hotel with mainly small wood frame residential units and row houses. The neighbouring properties at 257 and 261 appear as wood frame houses as do most of the houses along Clarence Street.

The City of Ottawa Heritage Register

Many of the character defining features described in the 1992 Lowertown West conservation study can be applied to Lowertown East. The grid pattern with long narrow blocks with streets running east-west, the width of streets with buildings setback evenly along the street, with a broad mix of low-rise buildings, primarily residential in nature. Many of these buildings retain their heritage character. Unlike the western sector there is no heritage conservation District providing Part V protection under the OHA.

None of the buildings along Clarence are designated. The adjacent property has requested designation under Part IV and the City is also considering the designation of 284 King Edward Avenue. The neighbouring properties that are listed on the City of Ottawa’s Heritage Register include: 257 Clarence, (requesting designation under Part IV.), 261 Clarence, 280, 281, and 285 Clarence. The two King Edward Avenue properties on the register include the French Baptist Church on the east side at 284 King Edward (City is considering designation under Part IV) and directly across the street at 285, the brick Edwardian Boomtown fronted apartment on the southeast corner of Clarence Street and King Edward Avenue.

Character defining features, include buildings set on narrow lots with a 1:2 lot ratio with streets oriented east-west; buildings placed close to or at the front property line, end blocks are shorter with buildings along end blocks enclosing the block and addressing the north-south streets. With the exception of 257 Clarence, all of the homes are Italianate boomtown front, and all are clad in red brick. Based on the 1901 F.I.P. the brick cladding would appear to have been added later. 284 King Edward Avenue is the only institutional building and is considered a neighbourhood landmark. The Survey forms for each of the properties are included in Appendix A.

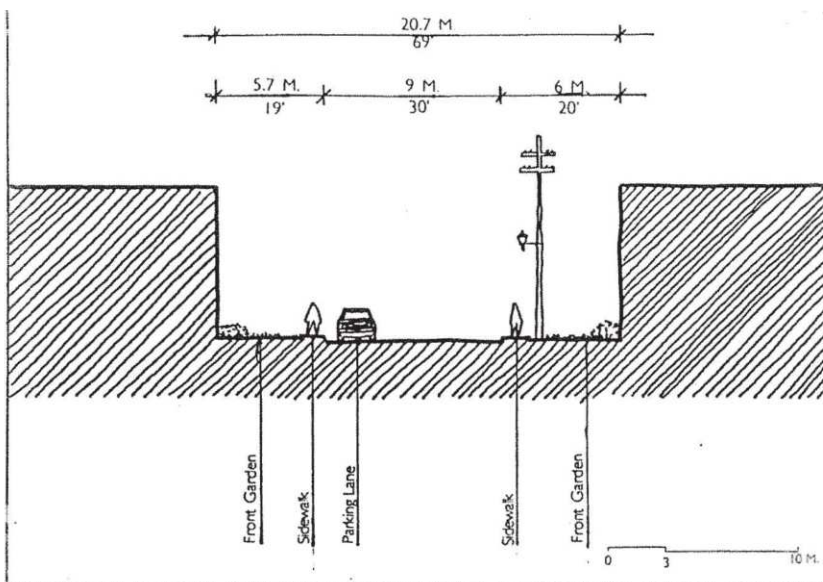


Figure 6: The sketch is from the 1992 conservation study illustrating the typical street width in Lowertown which applies to Clarence Street above.

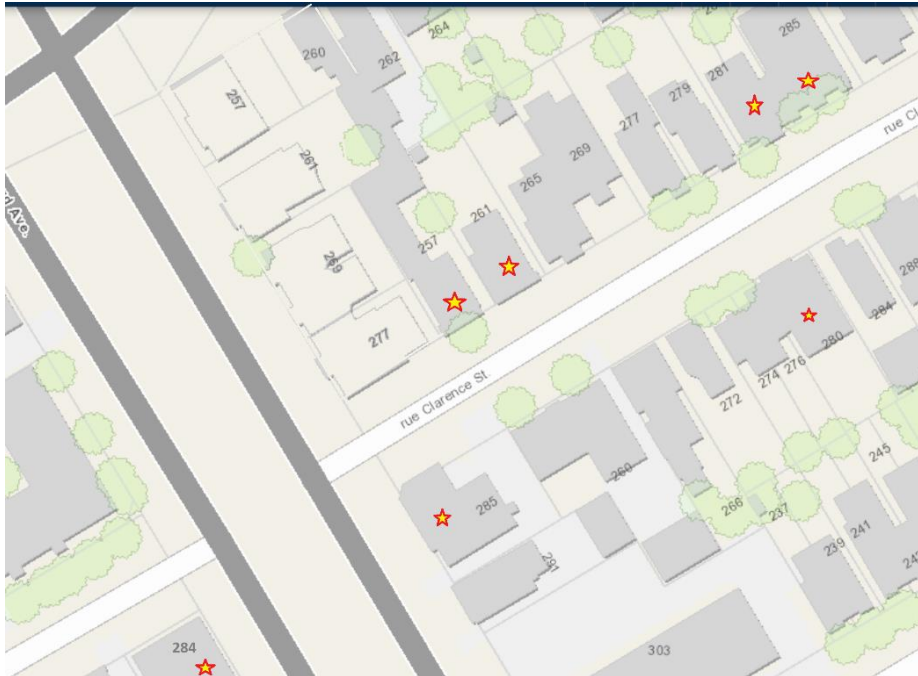


Figure 7: The properties with a red star are listed on the City of Ottawa's Heritage Register and include: 257 Clarence, (requesting designation under Part IV.), 261 Clarence, 280, 281, 285 Clarence, 285, and 284 King Edward Avenue.



Figure 8: On the east side of King Edward Avenue the French Baptist Church (a neighbourhood landmark) and a four-storey residential development frame the Clarence Street entrance on the west side of King Edward Avenue.

The Development Proposal

The proposed development is a boutique hotel with 121 suites designed for short to long-term stays. The hotel lobby, administration offices and back of house service areas are found on the ground floor. In addition, there is a cafeteria with seating areas for guests as well as approximately 120 square metres of leasable commercial space with a direct access from King Edward Avenue.

The Proposed hotel development has gone through a number of iterations with informal presentations to the Ottawa UDRP in March 2020, and again in December 2020 where recommendations and concerns were outlined. In addition, Councillor Mathieu Fleury was notified of the proposed development prior to the application being submitted and follow up discussions have taken place with his office during the early part of 2021. A community consultation meeting was organized through the Councillor's office and held on June 23rd with representatives of the Lowertown Community Association participating. One of the suggestions that came out of these meetings was to consider the impact and potential ways for integration within the neighbourhood.

The development team has incorporated into this revised submission the suggestions from the review provided by the City of Ottawa staff File No.: D07-12-21-0128, D02-02-21-0085 October 26, 2021.

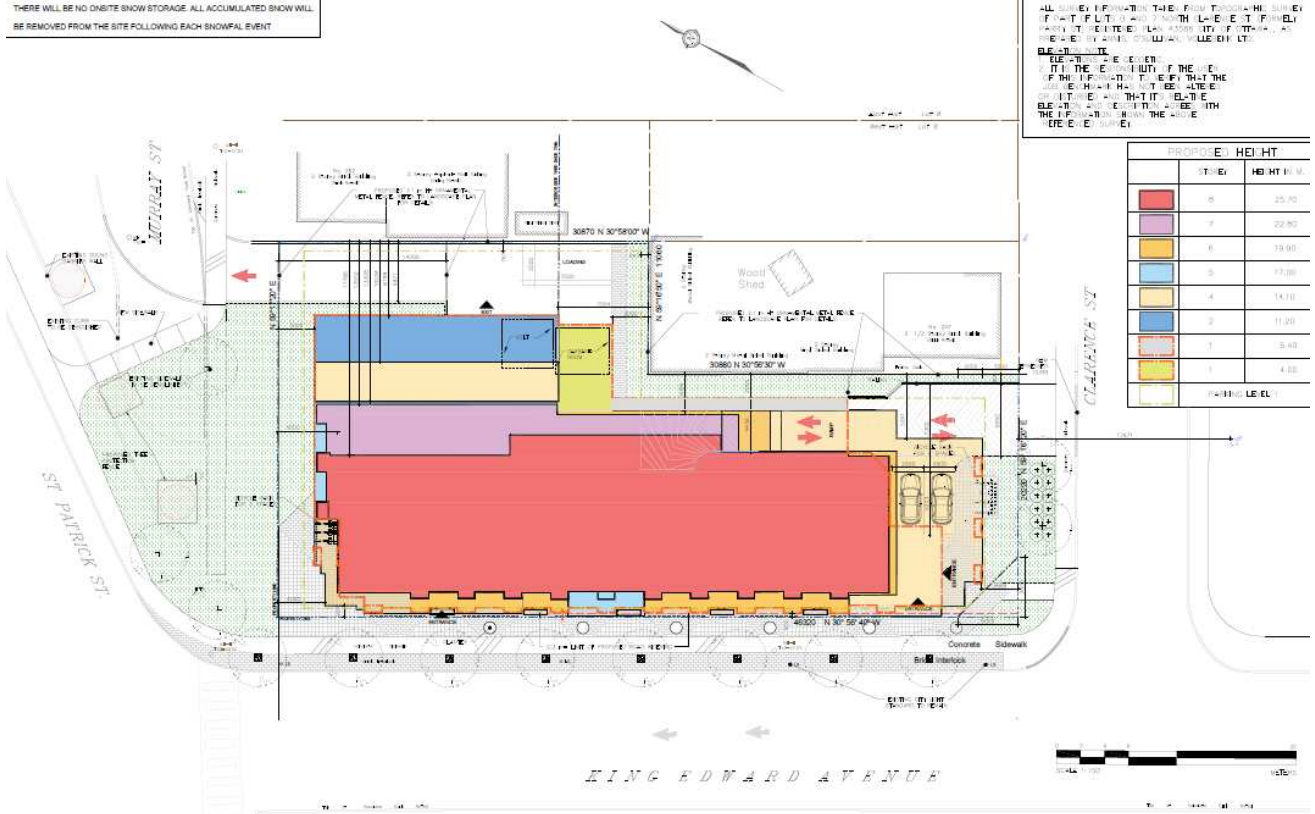


Figure 9: Plan view of the hotel illustrating the stepping back of the 8-floors and the positioning of the building in relation to the neighbouring houses.



Figure 10: Illustration of the TM building envelope with the 45-degree angle respecting the adjacent property.



Figures 11 & 12: East Elevation along King Edward Avenue provides a defined frontage in keeping with newer development along King Edward Avenue. The use of red brick compliments the neighbouring buildings along Clarence and across King Edward Avenue.

The building form is mid-rise with a total of eight storeys massed along King Edward Avenue. The maximum overall height will be 25.7 metres. The ground floor or first storey is setback approximately 6 metres from the adjacent lot to the east on Murray Street. On Clarence, the first floor is designed to setback +/- 2 metres following the property line with the enclosed entrance to the underground garage setback 11 metres from the street.

The main entrance to the hotel will be located at the corner of King Edward and Clarence with a secondary access for service vehicles off Murray Street. The ramped access from Clarence Street takes guests to a two level underground garage. The access to the garage has been designed to minimize noise and vehicle light impact on the adjacent residential property and will have an automated garage door.



Figure 12: The main entrance to the hotel is located at the corner of King Edward Avenue and Clarence Street where the first floor is set back from the property line with the enclosed entrance to the underground garage set back approximately 11 metres to accommodate the wrap around verandah on the adjacent property and is setback from the neighbouring property.

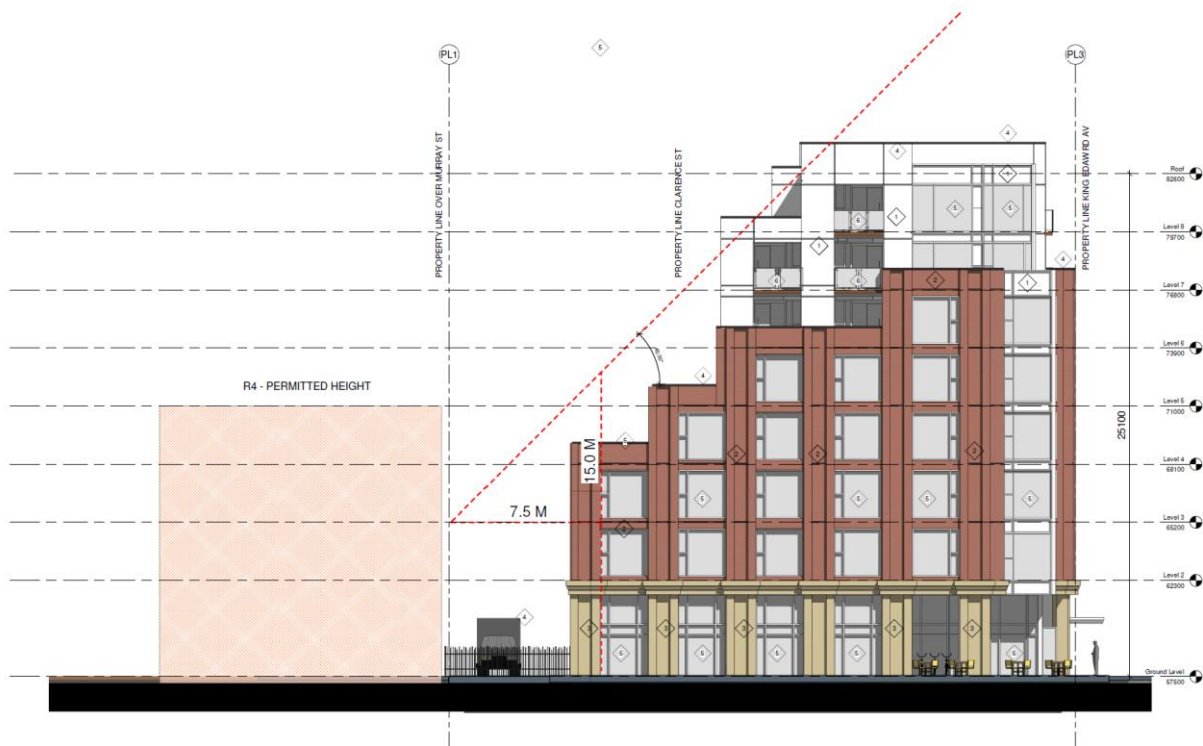


Figure 13: The Murray Street (north) facade with vertical column carrying down to street level provides a strong base that carries the retail treatment along all three public facades.



Figure 14: The East Elevation has been revised with the brick carried around the building and the upper floors setback with a light colour treatment to reduce their impact. The neighbouring buildings are low and east west views tend to be the most prominent. A fence screening the two properties is proposed at the Clarence Street entrance. Source: Woodman Architect & Associates. 2021

Landscape Plan

The street trees and patterned paving will be a welcome addition as part of upgrading along King Edward Avenue. At the St. Patrick/Murray Streets intersection the plans illustrate a significant open area. The area was

formerly part of the ROW for Murray Street before the intersection was reconfigured for the one-way (St. Patrick/Murray) through Lowertown. The proponent's proposal for additional trees and the realignment of the sidewalk to create a larger green corner community park was met with a mixed response from the community as they see it as a problematic space for loitering.

Along Clarence Street the plan includes street trees and patterned pavers and a covered access along the east side of the building following the boundary. The entrance off of Clarence Street to the hotel is the first impression guests will have. As guests turn onto the property the sightline focuses on the open veranda and sidewall to the old garage. A buffer has been provided to screen and separate the two properties and allow for maintenance.

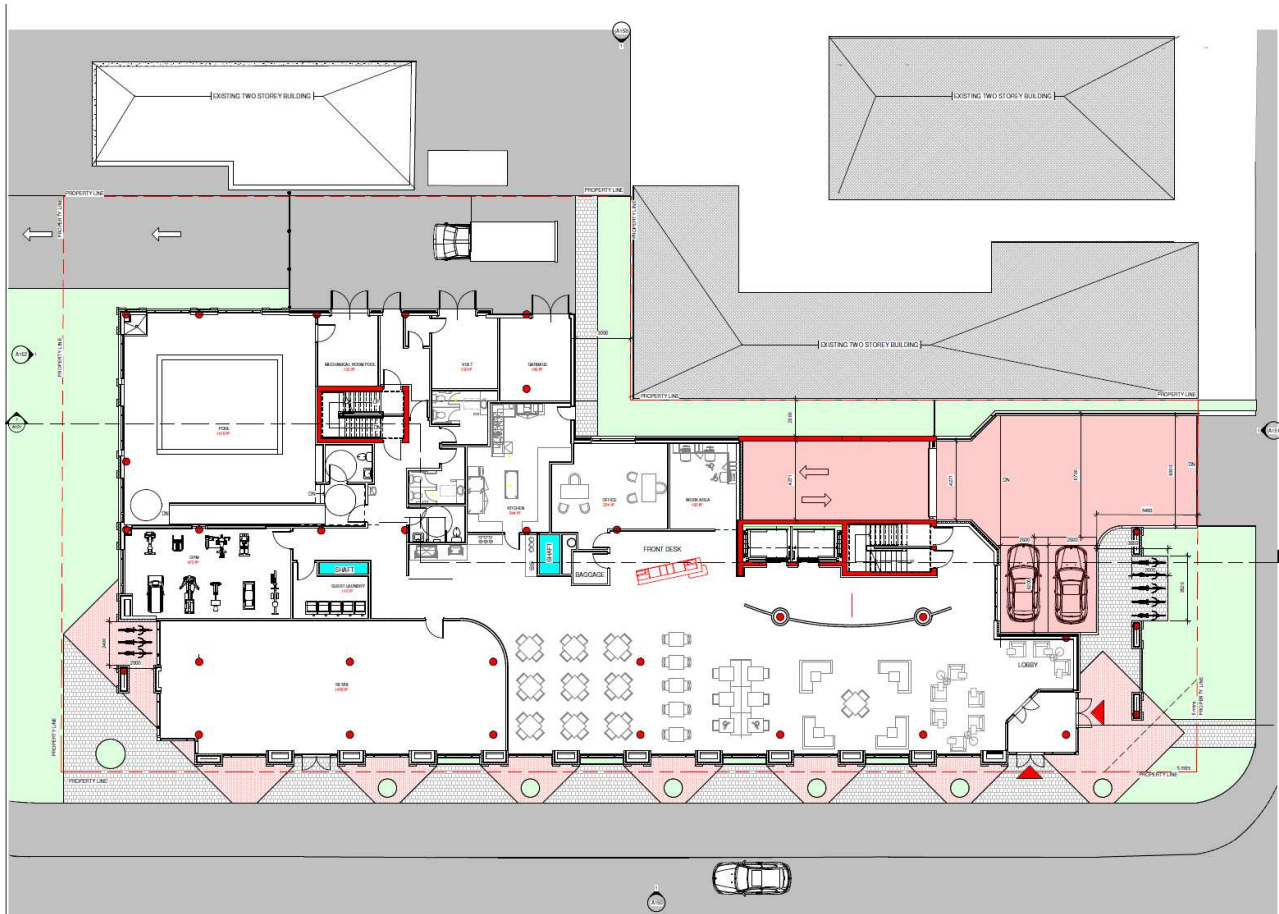


Figure 15: The landscape plan illustrates the revised layout of the entrance off of Clarence with the reduced width of lanes and opportunity to introduce plantings between the hotel and neighbouring home. The street trees will compliment the bosk of trees in the median. Source: James Lennox and Associates 2021.



Figure 16: The axonometric views illustrate the positioning of the hotel and formalizing the end of block orientation.

The following illustrations document the evolution of the hotel’s design

1st Informal Pre-consultation March 6, 2020

275 King Edward Avenue | Informal Pre-consultation | Site Plan Control and minor Zoning by-law Amendment Application | Woodman Architect & Assoc. Ltd.; Momentum Planning & Communications

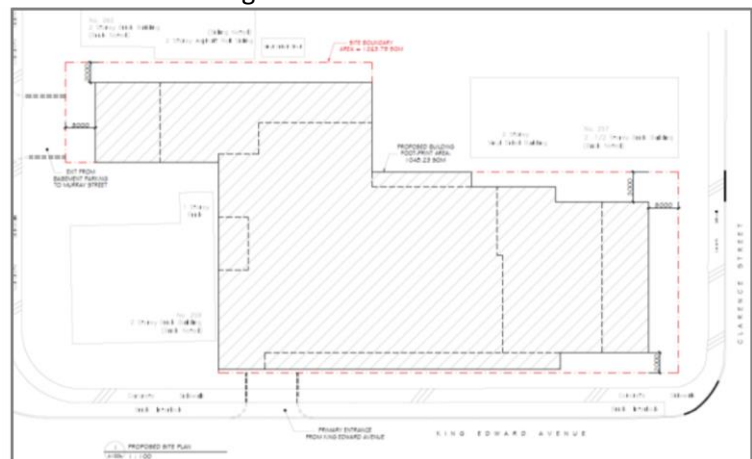


Figure 17: Bird’s Eye view and plan view showing the tightness and irregular shape. It was recommended that the property on the north-west side be purchased.

UDRP Summary Comments

The Panel appreciates the detailed context studies and proponent's efforts to make the proposal compatible with its context, but the tightness and irregular shape of the lot make this a challenging site for a hotel. Major issues that will be difficult to resolve relate to vehicular circulation, achieving an animated ground floor, and proximity issues to neighbouring buildings.

2nd Informal Pre-consultation December 4, 2020

275 King Edward Avenue | Informal Pre-consultation | Site Plan Control and minor Zoning by-law Amendment Application | Woodman Architect & Assoc. Ltd.; Momentum Planning & Communications



Figure 18: Two views highlighting the revised plans with the additional corner property. Source: Woodman Architect & Associates 2021.

UDRP Summary Comments

The proponent was thanked for the changes made to the proposal since the previous presentation including addressing the angular plane and improvements to the transition to the neighbourhood. Simplifying the materiality of the building. In terms of the colour of brick, a traditional red brick has helped tie the project to the neighbourhood. A suggestion to reconsider the 4:4 proportion of the building design. using 6:2 proportion with a masonry base and 5 storeys of red brick with the upper two floors setback and clad in a lighter-coloured material.

Comparing the three submissions many of the recommendations have been incorporated into the design. The following are additional suggestions specific to the August 2021 Submission.

Recommendations and Conclusions for the Submission

Massing and Form

- An eight-storey massing is appropriate for the context, the strong masonry base with red brick columns carrying up to the 6th floor establishes a rhythm and relates well to neighbouring homes that are clad in a similar brick with masonry foundations and trim.

Staff recommendation that consideration be given to reducing the floor plate on storeys 7 and 8 and/or providing a greater step-back for the portion of the building along Clarence Street was incorporated into the design. Figure 9 responds to this recommendation with a reduced floor plate at the upper levels.

- The scale of the proposal and the proponent's efforts to address the angular plane and the relationship to the neighbouring homes are documented in the various iterations. If there is room, buffer treatment could be introduced on both the Murray and Clarence Street property line.

Staff concerns with the proposed interior side yard setback of 0 metres, whereas the Zoning By-law requires 3 metres. The design has been altered to accommodate the recommendation for a buffer via a setback between 275 and 257, which allows for maintenance of both properties and would also allow for a vegetative buffer, which will also assist with impact mitigation.

The vehicular spaces on the ground floor have been reduced to two with bicycle parking provided and the location of the proposed ramp off of Clarence Street altered to accommodate a setback.

- The treatment of Clarence Street façade seems less successful than other elevations. Continue the same expression of a masonry base with square columns and brick upper floors as on the Murray Street and King Edward Avenue façades. The façade needs the same rhythm and modulation of openings for the first 3 floors where it should step back. The upper floors should be clad in the same brick using the same fenestration and vertical treatment with accents at the 6th floor cornice. The upper two floors should be interpreted in the same way as the King Edward Avenue façade.

The design team has successfully adapted the UDRP suggestion to incorporate a 6:2 proportion with a masonry base and 5 storeys of red brick with the upper two floors setback and clad in a lighter-coloured material. Other suggestions including the masonry base, square columns in keeping with King Edward façade, and carrying the masonry up to the 6th-floor are all positive moves.



Figure 19:

The four storey Boomtown facade on the hotel is in keeping and compliments buildings along the street. The continuation of the heavier masonry columns will help unify ground floor elements.

Incorporating the red brick in the upper floors helps integrate the hotel with the Clarence Street language.

With the dominant views looking east west, the rear view of this development is highly visible.

The treatment of the east façade facing the residences along Clarence and Murray. (See Figure 14) with brick helps integrate the hotel into the neighbourhood..

The recommendation that consideration be given to reducing the floor plate on storeys 7 and 8 and/or providing a greater step-back for the portion of the building along Clarence Street has been incorporated into the design (see Figure 9).

Landscape

- The entrance off of Clarence Street to the hotel is the first impression guests will have. As they turn onto the property the sightline focuses on the open veranda and side wall to the old garage. Appreciating

that the space is tight, consideration should be given to assure that the first impression is positive with some sort of Trump L'oeil, a vine covered trellis, or green wall.

The revised plan addresses these issues allowing a buffer. The changes are discussed above.

- Continue to work with the city and neighbourhood to explore ways that the green space could be developed as a parkette or community playground.



Figure 20: two views of King Edward Avenue with the two hotels separated by St. Patrick Avenue. The building massing on both sides of the Avenue create a critical mass and urban ground plane.

- The landscape plan will reinforce the image of urban boulevard particularly if the corner green space can be upgraded as community park.

Although the city suggested “planting some native coniferous tree species along King Edward, perhaps alternating between coniferous and deciduous trees”. The use of coniferous along King Edward may be a problem because of the salt spray and the spread of lower bows will reduce the sidewalk access. The coniferous will be used in the parkette off of Murray Street.

- This is a complicated site from an access perspective. The entrance to the hotel at Clarence is logical given the north bound traffic on King Edward Avenue can easily make a right-hand turn. Setting the entrance to parking 11 metres back from the street offers relief to the adjacent property.

The revised site plan offers a degree of separation and the opportunity to introduce plant material to help screen the adjacent home.

- Introducing the parking lanes along the property line partially mitigates the intrusiveness with no setback for the covered veranda next door. There will need to be a geotechnical engineer to address the impact of digging so close to the lot line. The veranda and rear structure on the property line are an old driveshed/barn and open veranda that can be seen in historic Fire Insurance Plans. The proponent team will need to provide guidance for excavation, underpinning and shoring of the existing house and garage structure.

The revised plan allows for a 2m setback and a reduced parking forecourt off of Clarence Street with room for plantings and a screen. The requirement for excavations will need to be monitored.

Public Realm

- Look to the street treatment at 284 King Edward Avenue as an example with additional trees and street furniture incorporated into the public realm.

The street trees and patterned paving will be a welcome addition as part of upgrading along King Edward Avenue. At the St. Patrick/Murray Streets intersection the plans illustrate a significant open area. The area was formerly part of the ROW for Murray Street before the intersection was reconfigured for the one-way (St. Patrick/Murray) through Lowertown West.

- Transition to sensitive residential uses to the east. This could include street tree planting, speed bumps and appropriate signage.
- The image of King Edward Avenue will benefit as it evolves from an arterial road to more of an urban boulevard with additional pedestrian traffic and upgraded street frontage. The proposed hotel development will contribute positively to intensification and urban design goals and objectives enhancing this section of King Edward Avenue and contributing to an animated, pedestrian-oriented streetscape and desirable pattern of development.
- The massing of the development offers a positive impact with an 8-storey wall along the entire block to the east that will buffer traffic noise and vibrations from the heavy traffic of King Edward Avenue.
- The building mass, the use of materials and colour supports the urban image of King Edward Avenue as it shifts from being an arterial right-of-way to an urban boulevard.



Figure 21: Bird's eye view looking south-east. Source: Woodman Architecture 2022.

Appendix A Survey and evaluation of Listed Properties

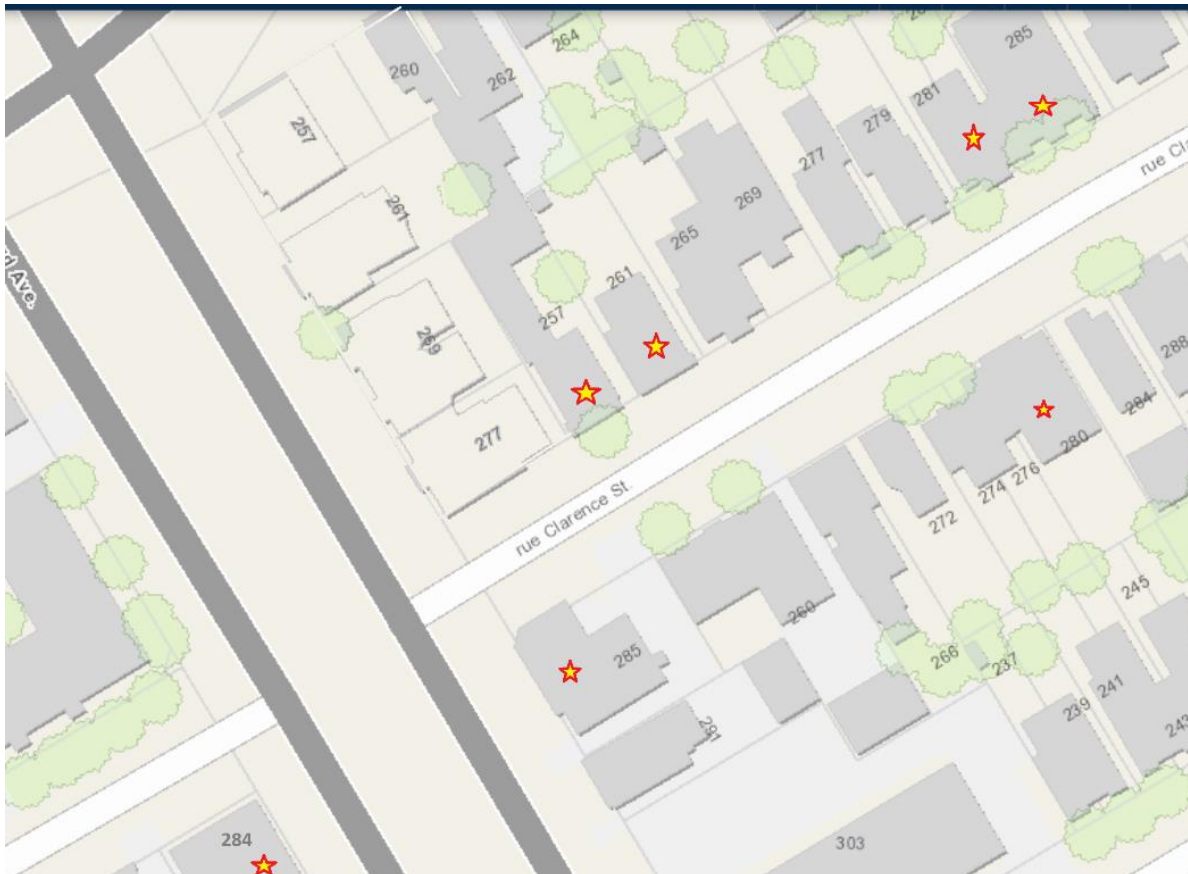


Figure 22: The properties with a red star are listed on the City of Ottawa’s Heritage Register and include: 257 Clarence, (requesting designation under Part IV.), 261 Clarence, 280, 281, and 285 Clarence 285 King Edward, 284 King Edward.

284, av King Edward Avenue



Common Name / Building Name	Église Évangélique Baptiste d'Ottawa
Built As	Place of Worship
Currently Used As	Place of worship
Construction Time Frame	c.1914
Primary Architectural Style	Romanesque Revival
Secondary Architectural Style	Edwardian Classicism
Degree of Integrity	Excellent
Roofline	Side Gable
Storeys	3
Primary Cladding	Brick
Architectural Description	Red brick church situated on a corner lot. Clarence Street façade has one rose window, and one tower. Alternating stone voussoirs over windows.
Landscaping	Altered
Theme	Religious Institutions
Previous Reference List	Yes
Heritage Evaluation	Contributing
Design Value	Yes
Neighbourhood Heritage Statement	Yes
Recognition 1	None

285, av King Edward Avenue



Built As	Mixed Use
Currently Used As	Residential
Construction Time Frame	c.1905
Primary Architectural Style	Vernacular
Secondary Architectural Style	Italianate
Degree of Integrity	Good
Architectural Integrity	Building is in very poor condition. Peeling paint, wooden balconies deteriorating. New brick to fill in former door openings, and are not painted to match the rest of the building.
Roofline	Flat
Storeys	2
Primary Cladding	Brick
Architectural Description	Corner building. King Edward façade has a two storey pedimented balcony. Cornice intact, with end finials. Yellow painted brick, with brown painted cornice, accents and stonework.
Landscaping Theme	Altered Emergence of the National Capital
Previous Reference List	Yes
Heritage Evaluation	Contributing
Design Value	Yes
Neighbourhood Heritage Statement	Yes
Recognition 1	None

257, rue Clarence Street



Common Name / Building Name	Cherry House
Built As	Detached House
Currently Used As	Residential
Construction Time Frame	c.1860s
Primary Architectural Style	Vernacular
Degree of Integrity	Good
Roofline	Front Gable
Storeys	2.5
Primary Cladding	Brick
Architectural Description	Red brick residence with large porch featuring a pediment over the entrance. Returned eaves in gable end.
Landscaping Theme	Original Emergence of the National Capital
Previous Reference List	Yes
Heritage Evaluation	Contributing
Comments	Past occupants: the Cherry family who was likely the first family, George Boudreault, chief messenger of the House of Commons, and the Abraham Torontow, son of the Torontow Hardware Company entrepreneur. Old barn behind house visible from street.
Design Value	Yes
Neighbourhood Heritage Statement	Yes
Recognition 1	None

261-263, rue Clarence Street



Common Name / Building Name	Silver House
Built As	Semi-detached House
Currently Used As	Residential
Construction Time Frame	c.1898
Primary Architectural Style	Italianate
Degree of Integrity	Excellent
Roofline	Flat
Storeys	2
Primary Cladding	Brick
Dormers	None
Architectural Description	Red brick semi-detached residence with large porch spanning the ground floor. Ornate cornice with brackets. Decorative brick voussoirs over segmental arched windows, brick stringcourse with dentils.
Landscaping	Original
Theme	Early urban settlement
Previous Reference List	Yes
Heritage Evaluation	Contributing
Comments	Original owners: the Silver family. The Sugarman family rented one unit for 5 years.
Design Value	Yes
Neighbourhood Heritage Statement	Yes
Recognition 1	None

281-283, rue Clarence Street



Common Name / Building Name	Silver House
Built As	Semi-detached House
Currently Used As	Residential
Construction Time Frame	c.1898
Primary Architectural Style	Italianate
Degree of Integrity	Excellent
Architectural Integrity	
Roofline	Flat
Storeys	2
Primary Cladding	Brick
Architectural Description	Red brick semi-detached house with brick stringcourses, and decorative cornice with finials and blue accents. Segmental arches windows with voussoirs. Central porch shared by both units.
Landscaping	Original
Theme	Early urban settlement
Previous Reference List	Yes
Heritage Evaluation	Contributing
Comments	Original owners: the Silver family. The Sugarman family rented one unit for 5 years.
Design Value	Yes
Neighbourhood Heritage Statement	Yes
Recognition 1	None

280-282, rue Clarence Street



Built As	Semi-detached House
Currently Used As	Residential - Converted Dwelling
Construction Time Frame	c.1902
Primary Architectural Style	Vernacular
Secondary Architectural Style	Edwardian Classicism
Degree of Integrity	Excellent
Roofline	Flat
Storeys	2
Primary Cladding	Brick
Dormers	None
Architectural Description	Symmetrical Lowertown semi-detached house with lintels and original decorative cornice and brackets. Square posts framing porch and second floor balconies.
Landscaping	Original
Theme	Emergence of the National Capital
Previous Reference List	Yes
Heritage Evaluation	Contributing
Design Value	Yes
Neighbourhood Heritage Statement	Yes
Recognition 1	None

284, rue Clarence Street



Built As	Detached House
Currently Used As	Residential - Converted Dwelling
Construction Time Frame	c.1877
Primary Architectural Style	Italianate
Degree of Integrity	Good
Roofline	Flat
Storeys	2
Primary Cladding	Brick
Dormers	None
Architectural Description	Cornice intact with decorative end brackets. Visible voussoirs over segmental arched windows. Two storey pedimented porch frames entrance bay.
Landscaping	Paved front yard
Theme	Early urban settlement
Previous Reference List	Yes
Heritage Evaluation	Contributing
Design Value	Yes
Neighbourhood Heritage Statement	Yes
Recognition 1	None

285-289, rue Clarence Street



Built As	Row House
Currently Used As	Residential - Converted Dwelling
Construction Time Frame	c.1902
Primary Architectural Style	Vernacular
Secondary Architectural Style	Edwardian Classicism
Degree of Integrity	Excellent
Roofline	Flat
Storeys	3
Primary Cladding	Brick
Dormers	None
Architectural Description	Red brick residence with large decorative cornice and end brackets. Three multi-storey porches with flat roofs and decorative balustrades. Segmental arched windows with voussoirs.
Landscaping Theme	Original Emergence of the National Capital
Previous Reference List	Yes
Heritage Evaluation	Contributing
Design Value	Yes
Neighbourhood Heritage Statement	Yes
Recognition 1	None