

1194 WELLINGTON STREET W., OTTAWA, ON
**CULTURAL HERITAGE IMPACT
STATEMENT**



WELLDAL LIMITED PARTNERSHIP
JUNE 30, 2022

TABLE OF CONTENTS

01	INTRODUCTION	5
01 01	DOCUMENT PURPOSE.....	5
01 02	METHODOLOGY	5
01 03	PRECEDENTS & LIMITATIONS.....	5
02	GENERAL INFORMATION	6
02 01	SITE DESCRIPTION	6
02 02	CURRENT CONDITIONS/INTRODUCTION TO DEVELOPMENT SITE	7
02 03	PHOTOGRAPHS	8
03	BACKGROUND RESEARCH & ANALYSIS	12
03 01	GENERAL HISTORICAL OVERVIEW.....	12
03 02	NEIGHBOURHOOD CONTEXT	18
03 02 01	ABOUT THE IMMEDIATE NEIGHBOURHOOD	18
03 02 02	GENERAL HISTORICAL OVERVIEW	18
03 03	HISTORICAL AERIAL PHOTOGRAPHS.....	21
03 04	HERITAGE RESOURCES IN THE SURROUNDING AREA.....	22
03 04 01	429 PARKDALE AVENUE, PARKDALE UNITED CHURCH	23
03 04 02	425 PARKDALE AVENUE, FORWARD HOUSE.....	24
03 04 03	424 PARKDALE AVENUE, PARKDALE FIRE STATION	25
03 05	ABOUT THE LARGER AREA	26
03 05 01	PARKDALE MARKET.....	26
03 05 02	ARTS DISTRICT.....	27
03 05 03	PARKDALE AVENUE.....	27
04	STATEMENT OF PERCEIVED HERITAGE SIGNIFICANCE	30
04 01	INTRODUCTION.....	30
04 02	1194-1196 WELLINGTON	30
04 02 01	PERCEIVED ARCHITECTURAL CHARACTER-DEFINING ELEMENTS	30
04 02 02	ENVIRONMENTAL CHARACTER-DEFINING ELEMENTS.....	31
04 02 03	PERCEIVED HISTORICAL/ASSOCIATIVE CHARACTER-DEFINING ELEMENTS	31
05	DESCRIPTION OF PROPOSED DEVELOPMENT.....	32
05 01	DESCRIPTION.....	32

05 02	GRAPHIC MATERIAL REVIEWED	33
06	IMPACT OF PROPOSED DEVELOPMENT	38
06 01	PROPERTIES LISTED ON THE HERITAGE REGISTER WITHIN THE SUBJECT PROPERTY BOUNDARY	38
06 01 01	1194 WELLINGTON STREET – CORNERSTONE HOUSE OF REFUGE APOSTOLIC CHURCH (FORMER ELMDALE THEATRE).....	38
06 02	ADJACENT PROPERTIES LISTED ON THE HERITAGE REGISTER AND/OR ONTARIO HERITAGE ACT	40
06 02 01	429 PARKDALE AVENUE, UNITED CHURCH	40
06 02 02	425 PARKDALE AVENUE, FORWARD HOUSE.....	41
06 02 03	424 PARKDALE AVENUE, PARKDALE FIRE STATION	42
07	ALTERNATIVES AND MITIGATION STRATEGIES	43
07 01	HERITAGE PROPERTIES WITHIN THE AFFECTED PROPERTY	43
07 01 01	1194 WELLINGTON STREET.....	43
07 02	HERITAGE PROPERTIES ADJACENT TO THE AFFECTED PROPERTY	44
07 02 01	GENERAL	44
08	CONCLUSIONS	45
09	QUALIFICATIONS	46
09 01	EXPERTISE	47
A1	PROPERTY INFORMATION SHEETS.....	48
A2	3D SCANS AND BIM MODEL.....	51
A3	SHADOW STUDY.....	54
A4	HERITAGE INVESTIGATION OPENINGS REPORT.....	57

01

INTRODUCTION

This Cultural Heritage Impact Statement (CHIS) was requested by the City of Ottawa to evaluate a redevelopment of the property located at 1186-1194 Wellington Street West in Ottawa’s Hintonburg neighbourhood.

01 01

DOCUMENT PURPOSE

This Cultural Heritage Impact Statement (CHIS) was requested by the City of Ottawa to evaluate a redevelopment of the property located at 1186-1194 Wellington Street West in Ottawa’s Hintonburg neighbourhood. At the time of this report’s preparation, the Cornerstone House of Refuge Apostolic Church (CHORAC) at 1196 Wellington West is listed on the Ottawa Heritage Register.

This CHIS is prepared to evaluate the impact of the proposed development on the buildings that are listed on the City of Ottawa’s Heritage Register, either on the site, or within the immediate surroundings. Given the presence of buildings and structures within the subject property and within the immediate environs, the City of Ottawa requested this impact assessment be undertaken in a manner consistent with the City of Ottawa Official Plan section 4.6.1.

01 02

METHODOLOGY

Requirements for a CHIS document include: a description of the property, its surroundings, the affected “heritage” assets and the proposed development; an evaluation of the expected impacts (positive and negative) associated with the proposed development on the affected “heritage” asset; potential opportunities for mitigation to reduce the impact upon the “heritage” asset; and a conclusion. Full descriptions of the CHIS requirements are available at <https://ottawa.ca/en/planning-development-and-construction/developing-property/development-application-review-process/development-application-submission/guide-preparing-studies-and-plans>

01 03

PRECEDENTS & LIMITATIONS

On a project-by-project basis, to be relevant and effective, heritage conservation planning must consider related planning issues and broader Municipal objectives. When the design of a proposed development is evaluated, its merits are found by examining a matrix of elements and considerations. This evaluation is non-transferable on a “pick and choose” basis, to another future development, which may want to utilize some attributes, but not others. Planning issues beyond this specific mandate will be dealt with separately, as appropriate. Heritage planning is a component part of overall community planning.

02

GENERAL INFORMATION

02 01

THE AFFECTED DEVELOPMENT SITE IS LOCATED AT 1186-1194 WELLINGTON STREET WEST IN OTTAWA'S HINTONBURG NEIGHBOURHOOD

THE PROPONENT IS WELDDALE LIMITED PARTNERSHIP

SITE DESCRIPTION

The proposed project at 1186-1194 Wellington Street West is located on the border of the Hintonburg and Wellington Village neighbourhoods, in Ottawa West. The area is characterised by low to mid-rise detached homes, apartments and recent developments that range between nine and 14-storeys. This boundary includes a parking lot and two attached structures fronting Wellington, including a contemporary two-storey building with office space on the second floor and a pharmacy on the ground floor (1188-1190 Wellington St W), as well as the Cornerstone House of Refuge Apostolic Church (1194-1196 Wellington St W), formerly the Elmdale Theatre. The property is located at the intersection of Parkdale Avenue and Wellington St West, a Traditional Mainstreet, transit priority corridor and a "Spine Route" in the City's the Primary Urban Cycling network. Parkdale Avenue is an important arterial route connecting the neighbourhood to the Ottawa River to the north and providing a significant connection to the 417 Highway to the south.

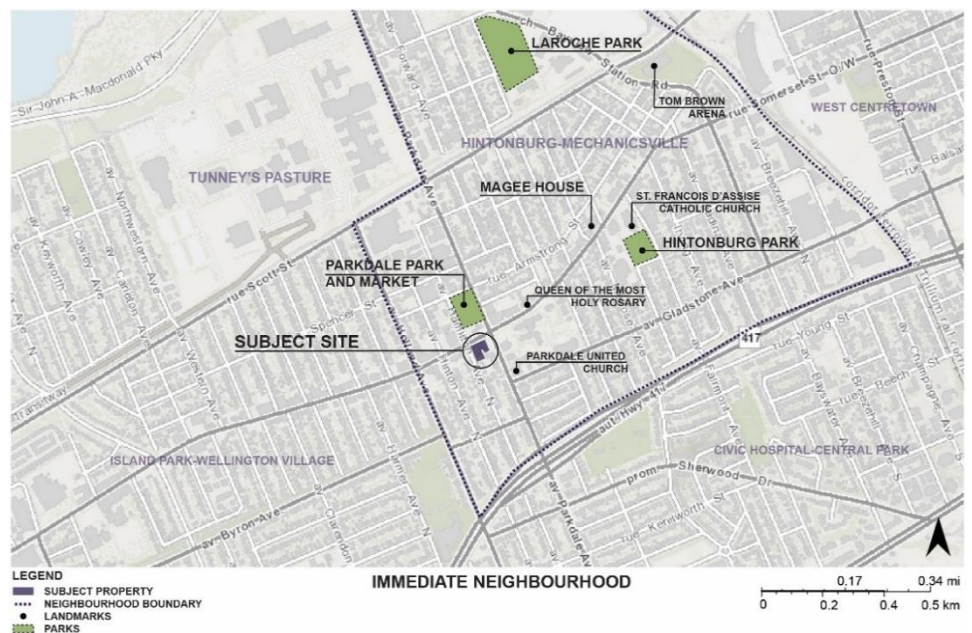
The subject property is engrained in the history of Ottawa's industrial past. In 1818, Ottawa's earliest road, Richmond Road (now Wellington St W.), was built from Richmond Landing, on LeBreton Flats, to the town of Richmond, named after the Duke of Richmond. This area was originally part of Nepean Township, making up a series of farms that ran along Richmond Rd. The area remained low-density farmland until the late 19th century, when it became the Village of Hintonburg. The neighbourhood was, and still remains, a diverse mixed-use area, with characteristic pre-war one to three-storey buildings. Today, a handful of properties in the immediate area have been listed on the Ottawa Heritage Register and under the Ontario Heritage Act.

Currently, the intersection of Parkdale and Wellington St W. is considered the gateway to Hintonburg and Wellington Village, and is home to locally-owned restaurants, cafes, retail shops, grocery stores and health services. The area maintains a strong connection with the street, enhancing pedestrian walkability and community closeness.

CURRENT CONDITIONS/INTRODUCTION TO DEVELOPMENT SITE

The subject property of 1186-1194 Wellington St W includes a two-storey office and pharmacy, and the Cornerstone House of Refuge Apostolic Church (CHORAC), at 1194-1196 Wellington St W. Prior to the church acquiring the property in 1994, the property was home to the Elmdale Theatre, which opened in 1947. The theatre was purchased by Odeon Theatres in 1948 and eventually twinned in 1981. The building operated as a cinema until the early 1990s, when it was rented, and then subsequently purchased, by the House of God, and later named the Cornerstone House of Refuge Apostolic Church. In 2011, the Community Design Plan, or CDP, for Wellington Street, was completed to guide the development of private lands and any undertakings of public works (both the City and other government agencies) within the study area. The CDP was adopted in full by City Council on May 25, 2011, and, as part of the Wellington West Community Design Program, the property at 1194-1196 Wellington St W (CHORAC) was added to the city of Ottawa Heritage Register.

1 Map showing subject site (1186-1194 Wellington St W, within the surrounding neighbourhood. Key landmarks, parks and heritage locations noted on the map.



PHOTOGRAPHS

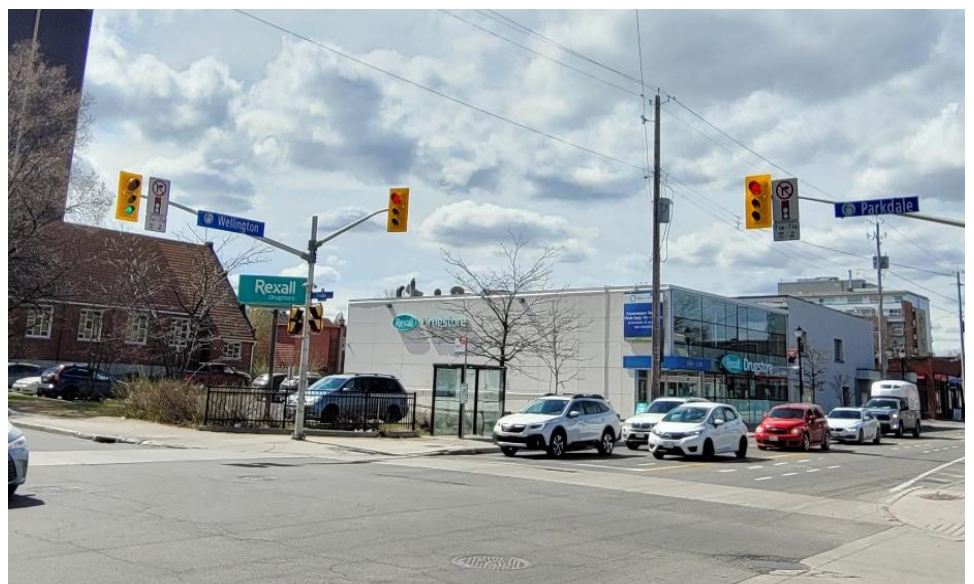
- 2 Cornerstone House of Refuge Apostolic Church, former Elmdale Theatre, corner of Wellington St W and Hamilton Avenue North. MTBA.



- 3 Corner fronting Wellington St W. MTBA.



- 4 View from Wellington St W looking southwest. MTBA.



- 5 View of property along Parkdale Avenue, looking west, and current Rexall parking lot. *MTBA.*



- 6 Back of development property facing Parkdale Avenue, looking east, and rear of St Albertus Church. *MTBA.*



- 7 Back of the site, looking north, including the current Rexall Pharmacy loading zone. *MTBA.*



- 8 View down Hamilton Avenue looking south from Wellington St W. *MTBA*.



- 9 View from Wellington St W looking east. *MTBA*.



- 10 Mainstreet character along Wellington St W., just east of the site by a few blocks. *MTBA*.



11 Typical low-rise and mid-rise residential buildings south of Wellington St W, with mix of recent and pre-1945 single-family homes. MTBA.



12 Traditional low-rise residential neighbourhood, south of Wellington St W. MTBA.



13 Original early 20th century residential semi-detached red-brick construction. MTBA.



03

BACKGROUND RESEARCH & ANALYSIS

1196 Wellington Street West is currently occupied by the Cornerstone House of Refuge Apostolic Church. The building was originally constructed as the Elmdale Theatre in 1947.

03 01

GENERAL HISTORICAL OVERVIEW

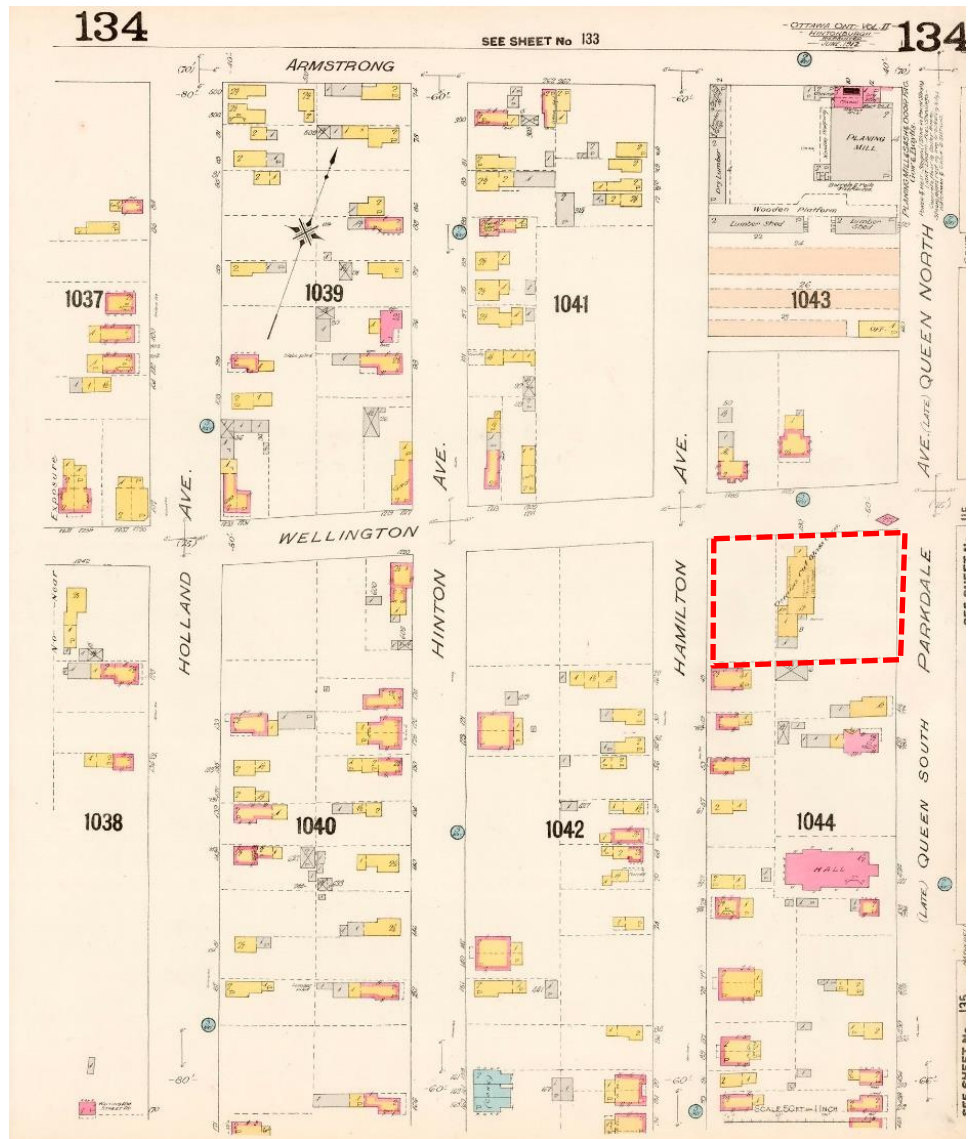
The subject property, at 1186-1194 Wellington St W (including CHORAC), is located in the Ottawa neighbourhood of Hintonburg, on Wellington St W at Parkdale Ave. This corner is considered the gateway to Hintonburg to the east, and link to Wellington Village to the west. This location was originally part of the Hinton Farm, which was subdivided in 1874, and saw several lots sold.

- 14 In 1875, Robert Hinton had the original farm homestead demolished, and built this 21-room house in its place. (Approximate location of the currently existing Home Hardware, a few blocks from the subject site.) *Kitchissippi Times*.



Development was mainly residential, however, as the neighbourhood expanded, Wellington Street W became a main street, and mixed commercial development grew in the area. Though only a few of these original lots would be sold (from the original subdivision), much of the property was retained by the family for nearly 40 years and remained empty.

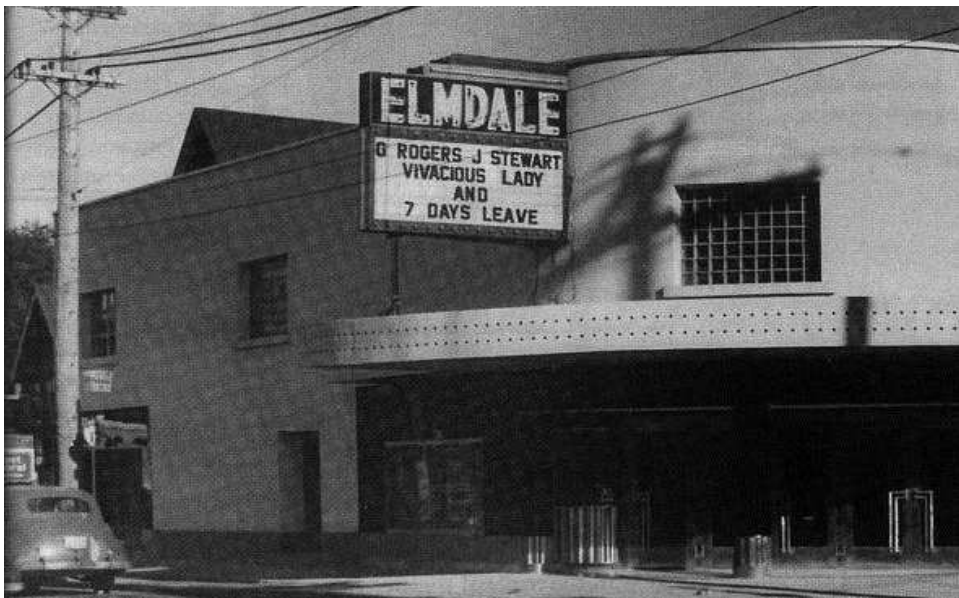
- 15 According to the 1902 City of Ottawa Insurance Maps (revised in 1912), one of the lots was occupied by Ottawa Cut Glass Company, however much of the adjacent land was still vacant. *Library and Archives Canada.*



In 1917, the lot was purchased by Harry P. Hudson, who was a doctor in Aylmer for 45 years. Hudson also sat on the vacant property for nearly 30 years, before finally selling on January 2nd, 1946, to Reuben Zumar. The sale price on the large lot was \$3,500.00.

The lot was purchased by Zumar with the intent of building a theatre. The construction permit was issued by the City Building Department in 1946, and the theatre took over a year to build, opening on September 9, 1947. The theatre was stadium-style, with 882 seats all on one floor.

16 Elmdale Theatre c.1947. *Lost Ottawa*.



17 Elmdale Theatre c. 1950. *City of Ottawa Archives*.



18 Exterior of the Elmdale Theatre and corner of Wellington St W and Hamilton Ave N in 1956. *City of Ottawa Archives, CA038871*.



19 Elmdale Theatre, corner of Hamilton Ave N and Wellington St W, 1962. *City of Ottawa Archives, CA24804.*



20 Elmdale Theatre c. 1973, showing early renovations that saw the original heritage fabric removed. *Flickr.*



21 Elmdale Theatre, corner of Hamilton Ave N and Wellington St W, 1991, showing early renovations that removed the original heritage fabric. *City of Ottawa Archives, CA024334*



The new theatre building also included one commercial storefront space, facing Wellington St W, at the east end of the building (1194 Wellington St W). The first occupant was Morley's Fashions, a clothing store.

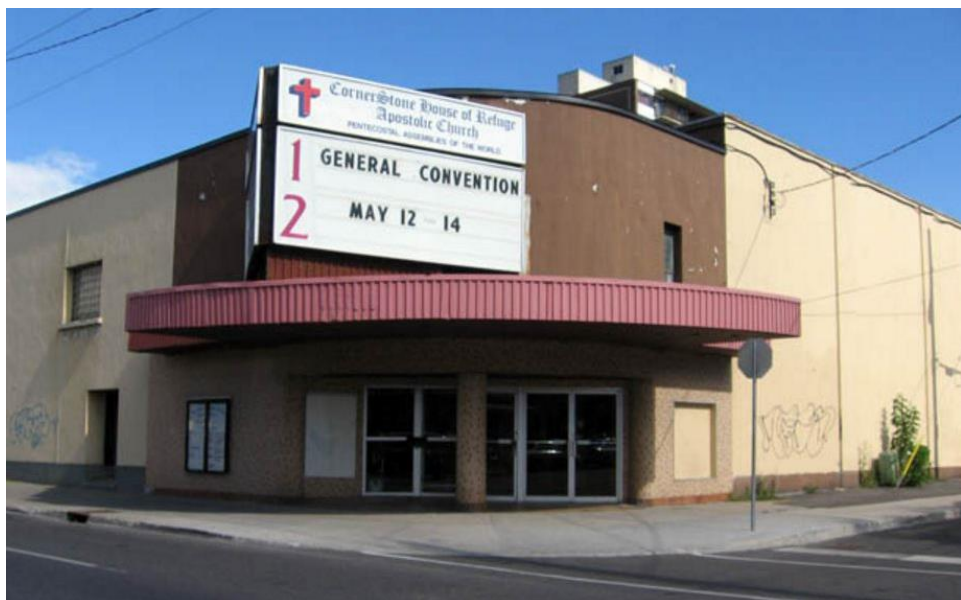
22 Morley's Fashions, 1194 Wellington St W. *The Ottawa Citizen*, Feb 26, 1949.



Theatre ownership changed hands numerous times early on. Odeon Theatres Ltd. purchased the theatre in November 1948, after they shut down their other local cinema, the Nola Theatre, also in Hintonburg. Additionally, the building saw several renovations over the years, mainly, however not exclusively, to its interior. In 1965 renovations included new curtains, new carpets, a new screen, new upholstered seats, a renovated lobby, and mezzanine, an updated exterior, and a new marquee. In 1981, the Elmdale went through an additional renovation, this time to convert to a two-cinema house. Purchased by Odeon Theatres Canada, it became two cinemas of approximately 400 seats each, with a wall down the centre.

On June 30th, 1988, the theatre was sold by Cineplex Odeon to a group of partners, and the Elmdale went up for sale in 1991. The Cornerstone House of Refuge Apostolic Church (CHORAC) rented space in the facilities from 1992 until September 1994, when the theatre was sold to the Church. The church group renovated the theatre and has used the building as their place of worship ever since. The building has seen some façade updates since the church acquired the building, starting around 2007.

- 23 1196 Wellington St W. after CHORAC purchase. *Kitchissippi Museum*.



Despite the modifications to the building over time, 1194 Wellington St W remains significant to the area's history. The experience of the classic neighbourhood theatre creates a strong sense of nostalgia and memory, resonating strongly in the community, and the broader Ottawa area.

- 24 Image of Andrew King's original artwork, *Elmdale Theatre 1947*. Part of the Tamarack Paintings, 2014. Andrewkingstudio.com



NEIGHBOURHOOD CONTEXT

ABOUT THE IMMEDIATE NEIGHBOURHOOD

Modern-day Wellington St W (previously Richmond Road) is one of Ottawa's oldest roads, dating to its development in 1818, linking various villas and farmhouses to the downtown core. Its proximity to the Chaudière Falls and related industries expanded the residential development of Ottawa's West end in the mid-1800s. Soon after, a recognizable core was established at the junction of Wellington St W and Parkdale Avenue. In 1907, Hintonburg was annexed to the City of Ottawa and expanded west with the arrival of the streetcar along Wellington. In the 1920s the streetcar encouraged the development of residential neighbourhoods, typically middle-class red brick construction south of Wellington St, while wood clad structures were inhabited by the working class to the north. This contributed to Hintonburg's diverse architectural styles and Mainstreet character, which saw the development of commercial, institutional, religious, and residential buildings in the first half of the 20th century.

GENERAL HISTORICAL OVERVIEW

Wellington West's Traditional Mainstreet status is characterized by its pre-1945 one to three-storey buildings, intended for commercial use and storefronts. The area continued to expand post-1945, with development along Wellington including nine to sixteen-storey residential towers. The development of mid to high-rise residential buildings and vehicular-centric development, encouraged the establishment of public spaces and parks, that still connect the high-rise development to the traditional main street and commercial core today.

25 Cattle Pasture, Hintonburg, 1910.
Library and Archives Canada, PA-009703.



26 1191 Wellington St W, across street from site (now World of Maps), under construction. *Kitchissippi Times*.



27 The Bank of Nova Scotia Wellington and Rosemount Ottawa branch, 1932. A few blocks from the subject site. Photograph courtesy of the Scotiabank Archives. *Kitchissippi Times*.



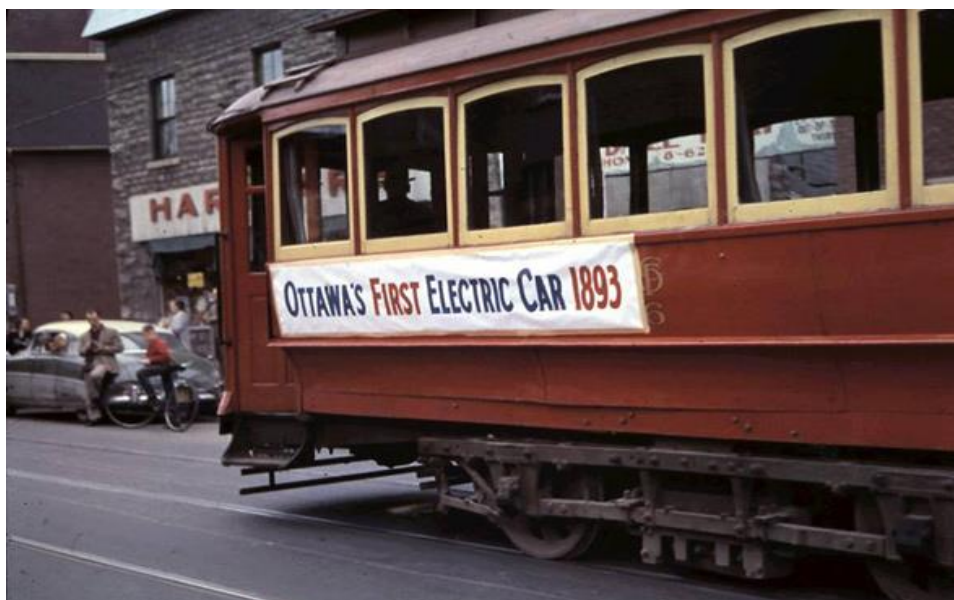
28 Wellington St W and Holland Avenue Junction c. 1955. *Urbisite*.



29 Photograph of residential home 963 Wellington St W, 1968. *City of Ottawa Archives, CA 26014.*



30 Streetcar running along Wellington St W c. 1959. *Kitchissippi.com*



HISTORICAL AERIAL PHOTOGRAPHS

31 Aerial Photograph 1928. *GeoOttawa*.



32 Aerial Photograph 1965. *GeoOttawa*.



33 Aerial Photograph 1991. *GeoOttawa*.





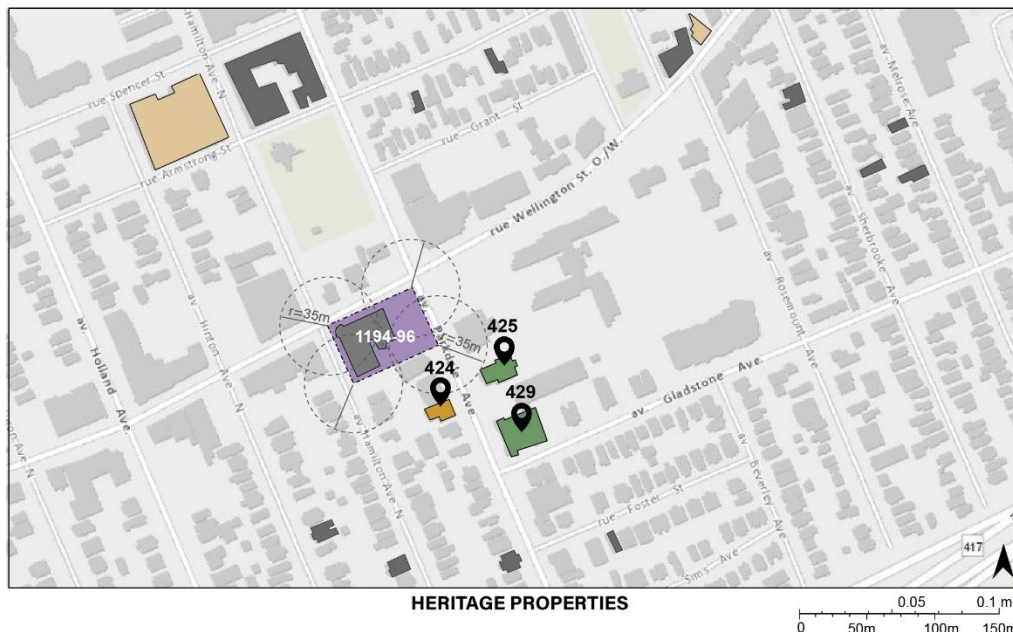
03 04

HERITAGE RESOURCES IN THE SURROUNDING AREA

Three properties have been identified as having Cultural Heritage recognition in the immediate area of the site, two of which are listed on the City of Ottawa Heritage Reference List. The City of Ottawa’s Heritage Register allows non-designated properties to have cultural heritage recognition within a municipality. Listing heritage properties can provide temporary protection for demolition orders, however, it provides no restrictions or guidelines regarding alterations to the property’s heritage assets. The proximity of heritage registered sites to the development site illustrates the importance of the historic fabric of the neighbourhood.

35 Map of development site showing potentially affected heritage properties in the immediate area and larger neighbourhood.

THE PROPERTY LOCATED AT 424 PARKDALE AVENUE, ALSO KNOWN AS THE PARKDALE FIRE STATION, IS INDIVIDUALLY DESIGNATED UNDER PART IV OF THE ONTARIO HERITAGE ACT FOR SATISFYING CRITERIA BASED ON DESIGN VALUES, HISTORICAL OR ASSOCIATIVE VALUES AND/OR CONTEXTUAL VALUES.



LEGEND

	DEVELOPMENT SITE
	POTENTIALLY AFFECTED HERITAGE PROPERTIES (PART IV)
	NEARBY HERITAGE PROPERTIES (PART IV)
	POTENTIALLY AFFECTED PROPERTIES ON HERITAGE REGISTER
	NEARBY PROPERTIES ON HERITAGE REGISTER

429 PARKDALE AVENUE, PARKDALE UNITED CHURCH

The property at 429 Parkdale Avenue was built in 1931 for the Parkdale United Church congregation, by local architects J.A. Ewart, Richards & Abra. It was designed in the Gothic Revival Style, characterised by its irregular brick massing and thin decorative elements. The property includes cornerstones from earlier churches in the area, including the Hintonburg Methodist Church built in 1903, the Bettany Presbyterian in 1911, and the Rosemount Methodist in 1916. The church features decorative stone accents, stone capped buttresses, and brick banding on its campanile (bell tower). The building establishes a sense of hierarchy by contrasting the exposed stone foundation and large wooden doors at ground level with its smaller segmented arched windows at clerestory level.

36 Parkdale United Church at corner of Parkdale and Gladstone Avenues. MTBA



425 PARKDALE AVENUE, FORWARD HOUSE

The property located at 425 Parkdale Avenue, also known as the Forward House, was built in 1900 as a detached house. It has recently been converted into a senior's residence. The home was constructed for James A. Forward, consequently naming Forward Avenue, on the north side of Wellington Avenue. It was built in a modest Victorian-style, characterised by its cross-gable roof, decorative wood bargeboard veranda with pediment, segmented arched windows with lunettes, and stone sills. It is constructed of red brick with an exposed stone foundation. The property has undergone recent upgrades to meet accessibility standards, including an exterior ramp.

37 Forward House at 425 Parkdale Avenue.
MTBA.



424 PARKDALE AVENUE, PARKDALE FIRE STATION

The Parkdale Fire Station at 424 Parkdale Avenue is listed under Part IV of the Ontario Heritage Act, with individual heritage designation. It was built in 1929 to designs by Ottawa Architecture firm, Millson, Burgess and Hazelgrove. It is one of three remaining fire stations in Ottawa, built pre-1930. The building has undergone extensive upgrades and served as a modern professional fire station until 1986. Due to these upgrades, the interior has not been included in the property's designation, which was issued in 1996. The exterior carries an important environmental value for its neighbourhood character and is considered a community landmark. The building features a simply decorated exterior with brick and stone detailing, including brick columns with stone caps. Its architectural value includes the brick hose drying tower and its inclined roof structure. The first floor has two large bays for quick exit and entry of the fire engines, along with a pedestrian entry on the front façade. Its notable "Station No. 11" cast iron lettering is an original Character Defining Element. Today, the fire station is used as a venue and culinary school.

- 38 Parkdale Fire Station, designated under Part IV of the Ontario Heritage Act.
MTBA.



ABOUT THE LARGER AREA

According to the Wellington Street West Community Design Plan (CDP), projections estimate a notable increase in the number of dwelling units in the area, at the rate of approximately 38 dwellings per year. The Wellington Street W main street is expected to absorb the majority of the new dwelling units, through a series of redevelopment projects, including additional retail space, increased density, and future transportation facilities. With these expected development projects, conserving the current character of the neighbourhood is a priority, ensuring neighbourhood landmarks, activities, and built form are respected.

PARKDALE MARKET

The Parkdale Market remains an important community location in the Hintonburg/Mechanicsville neighbourhood and is widely regarded as the “heart of the community.” It was officially established in 1940, previously known unofficially as the ‘West-End Market’ as early as 1924. A petition was signed in 1925 to pass a debenture to acquire necessary infrastructure for the market’s needs, and in 1926 two lavatories with sewer connections were installed. As testimony to an engrained community history, the Community Design Plan (CDP) concludes the residents’ desire to preserve the Parkdale Market and neighbouring Parkdale Park, particularly voicing their concern that future development around the market should serve, enhance, and strengthen its relationship to the neighbourhood.

39 Parkdale Market. *Wellington West Website.*



ARTS DISTRICT

Equally important is the community's Arts District, which lies north of the Parkdale Market between Hinton and Hamilton Avenues. The area features a series of galleries and community workshop spaces in the former Capital Wire and Cloth Building at 7 Hinton Avenue. The Art District's location next to the Parkdale Market generates a strong community hub and references the neighbourhood's industrial past.

PARKDALE AVENUE

Parkdale Avenue divides the mixed-use built form in the west from the low-rise residential neighbourhoods to the east and is recognized as the busiest intersection along Wellington St W. The neighbourhood south of Wellington, between Parkdale and Rosemount Avenues, holds an institutional core, including the Parkdale United Church, Connaught Public School, Salvation Army's Grace Manor, and the Wellington West Retirement community development project.

Parkdale Avenue remains one of the main vistas to the Hintonburg neighbourhood, connecting to Carling Avenue and the Central Experimental Farm. This connectivity allowed for the strategic location for many institutional buildings along Parkdale Avenue, including the St. Albertus German Church, Abbeyfield Retirement home and the Parkdale United Church. The Parkdale and Holland intersections are therefore considered the 'gateways' to the Hintonburg/Mechanicsville neighbourhood. The CDP highlights policies intended to protect the historical and geographic strengths of the built form at the Parkdale Avenue and Holland Avenue intersections, by favouring development that maximizes the presence of people and activities. These policies include the development of "book-end" high-rise buildings at the major intersections.

- 40 St. Albertus German Speaking Catholic Parish at 416 Parkdale Avenue, formerly known as the Salvation Army Church. MTBA.



- 41 Queen of the Most Holy Rosary Roman Catholic Church at 1153 Wellington St W. MTBA.



Properties between Parkdale and Hamilton Avenues distinctly divide the mixed-use core, including “through-lots” to the north that back onto Parkdale Park and the low-scale houses with mixed commercial and residential uses to the south. The development site’s location along Hamilton Avenue ensures connectivity to the Parkdale Market and Park across from Wellington. The CDP outlines design visions for the area that include elements along both Parkdale and Hamilton to improve the Parkdale Market and Art District’s visibility.

Wellington Street West is characterised by continuous storefront buildings, creating a low-scale village character. Wellington’s post-1945 developed area features nine to sixteen-storey buildings and other vehicle-centric buildings, allowing for a Mainstreet character with both storefront and gaps for future public realms. The area between Rosemount and Parkdale along Wellington has seen development projects for retirement home complexes and includes 1140 Wellington and Signature’s Wellington West home. Salvation Army’s Grace Manor long-term care facility can also be seen as an established presence of an increasing aging demographic with a willingness to remain within the Hintonburg community.

- 42 Wellington West Retirement Community Tower and Canada Post Office, along Parkdale Avenue. MTBA



- 43 Redevelopment project at 1140 Wellington Street W, including the retention of the Bethany Hope Centre (BHC), completed between 2013-2016.



04

STATEMENT OF PERCEIVED HERITAGE SIGNIFICANCE

A Statement of Significance identifies the cultural heritage value and heritage attributes of the cultural heritage resource(s). As the heritage resource on the affected property is listed, and not designated, there is no Statement of Significance. To guide the CHIS, the authors have prepared a Statement of Perceived Heritage Significance.

04 01

INTRODUCTION

Absent a Heritage Character Statement for this structure listed on the Heritage Register, the report's authors have prepared a preliminary analysis of potential character-defining elements to guide impact analysis. The purpose of preparing this overview is to establish a baseline to analyze the potential impact of the proposed development. As a note, neighbouring properties are designated under both the Ottawa Heritage Register and Part IV of the Ontario Heritage Act. Those located inside the mandated radius for consideration/evaluation of potential impact by the City of Ottawa are noted in Section 3.2.

04 02

1194-1196 WELLINGTON

04 02 01

PERCEIVED ARCHITECTURAL CHARACTER-DEFINING ELEMENTS

In the authors' view, the corner entry architectural element of the former Elmdale Theatre (1947) is the only perceived heritage attribute of the subject properties. It contrasts with the severely minimal, rectilinear "warehouse/auditorium box" of the rest of the building. Clearly, the original architects were putting all effort and funds into the "first impression arrival experience" for the cinemagoer, with the curving marquee, lighting, and Moderne detailing at this one location, as was generally common for a neighbourhood level movie theatre ("Nabe") constructed during this period. Unfortunately, much, if not all, the heritage fabric has been removed by subsequent renovations and retrofits. The character-defining elements of this one heritage attribute are clearly visible in the 1950s photographs and included, at the time***:

- the sweeping curved corner wall up to the second storey parapet.
- the sweeping curved corner marquee, with its tripartite arrangements of wings and bands, continuous lighting, and reflective smooth soffit with integrated down lighting;
- the corner column, stout in proportion and hard polished finish;

- the metal* and glass entry door system, with expressive hardware and polished finish;
- the metal* scalloped or fluted wall dado-base;
- the hard polished “Vitrolite” wall cladding;
- the square display panels on either side of the entry doors;
- the square glass block window opening above the corner column on the second floor;
- the arrangements, proportions, set-backs, and over-hangs which together form the composition of a carved-out entry; and
- the classic protruding cinema signage (since removed).

*This metal could be aluminum, stainless steel, or monel metal.

***To reiterate, all or most of the heritage fabric has been removed, hence the asterisk, since there are no remaining heritage materials, only forms remaining. For more information, please see Field Review of Site Investigations in the appendix.

04 02 02

ENVIRONMENTAL CHARACTER-DEFINING ELEMENTS

- the sweeping curved corner marquee canopy, complete with the projecting signage above, designed to attract attention from within the larger context.

04 02 03

PERCEIVED HISTORICAL/ASSOCIATIVE CHARACTER-DEFINING ELEMENTS

- structure speaks to the continuing transition of Wellington St W from residential to main street commercial; and
- structure reflects adaptability of the original construction when combined to secondary additions in the rear to accommodate a range of uses beyond the originally intended commercial/theatre use.

In conclusion, an on-site investigation that took openings at strategic locations (see methodology above and in the appendix), confirmed that the original heritage materials no longer exist. Therefore, as per Ontario Regulation, the asset’s “heritage value or interest” lies not in remaining materials, but in the intangible heritage of community gatherings at the local cinema, and in the simple architectural form of the corner entry and sweeping curved marquee canopy, that evoke the memories of that community heritage activity.

05

DESCRIPTION OF PROPOSED DEVELOPMENT

05 01

KEY PROPOSED DEVELOPMENT HIGHLIGHTS—SUBJECT TO CHANGE AS DEVELOPMENT EVOLVES

**HEIGHT: 16-STOREY TOWER, 6-STOREY PODIUM.
GROUND FLOOR USES: COMMERCIAL AMENITY AND RESIDENTIAL LOBBY.
UNDERGROUND: 3 LEVEL UNDERGROUND PARKING.**

DESCRIPTION

The proposed development being considered for the current submission includes the full redevelopment of the subject property and results in the demolition of all existing structures on the site.

The proposed development includes the following primary components:

1. A six-storey podium and sixteen-storey tower at the eastern corner. There are three stepbacks along Wellington Street West (one at the ground floor, one at the second floor, and the other at the seventh floor), two stepbacks along Parkdale Avenue (one at the ground floor and one at the fourth floor), two stepbacks along Hamilton Avenue North (one at the second floor, and one at the fourth floor) and two stepbacks along the rear lane (one at the ground floor and one at the first floor above grade).
2. A one-storey connection along the southern edge of the property. This connection provides access to the underground parking at the existing rear lane.
3. A recessed corner plaza at the junction of Wellington Street West and Parkdale Avenue, with an extruded canopy covering fixed seating and glazed entrances to the commercial units at the ground floor.
4. A sweeping curvilinear marquee at the corner of Wellington Street West and Hamilton Avenue North on the ground floor, with a metal and glass entry door system and protruding signage that represents the current location of the former Elmdale Theatre.
5. Two rooftop features including a green roof at the first floor, and a terrace at the seventh floor, distinguishing the primary architecture masses.

The pedestrian experience varies depending on the façade. The redevelopment of the corners along both Parkdale/Wellington, with a range of uses at-grade to attract pedestrians and encourage publicly accessible spaces to animate, is viewed as a positive inclusion, specifically in creating a gateway corner feature at the corner of Wellington Street and Parkdale Avenue. The implementation of pedestrian canopies along Wellington Street and Hamilton Avenue also serves to reduce the scale of the building from the street and improve walkability. These pedestrian-friendly features are not included on the Parkdale Avenue façade.

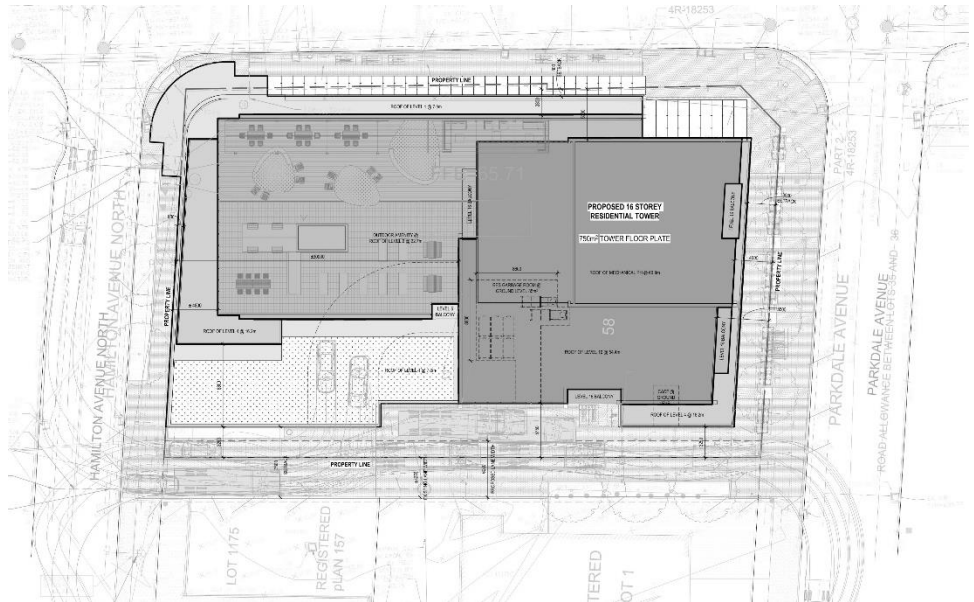
Vehicular circulation for the development is accommodated via the underground parking garage and exit from existing rear laneway to Parkdale and Hamilton Avenue North. Automobiles can access the underground parking at the same access point.

05 02

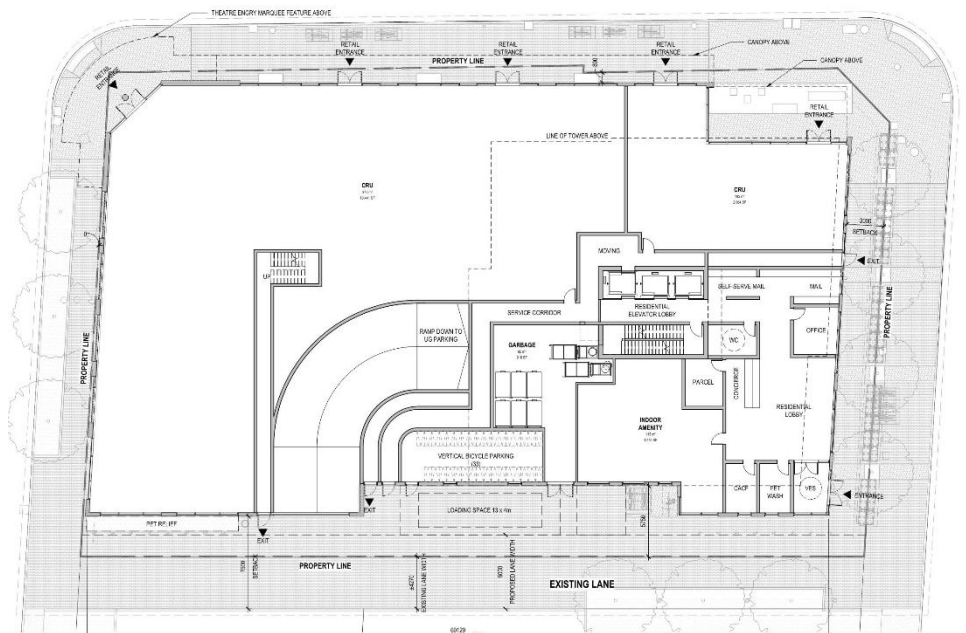
GRAPHIC MATERIAL REVIEWED

The following summary of graphic material is based on the design documentation prepared for the Site Plan Approval Submission 1186-1194 Wellington St W, June 29, 2022.

- 44 Site Plan of the proposed development. *DIALOG.*



- 45 Ground Floor Plan of the proposed development. *DIALOG.*



46 Looking towards the proposed development from the northwest (portion fronting Wellington St W). *DIALOG.*



47 Looking southeast towards the proposed development along the corner of Wellington St W and Hamilton Ave N. *DIALOG.*



48 Intersection of Wellington St W and Parkdale Avenue and pedestrian experience, looking southwest. *DIALOG.*



49 Looking northeast towards the proposed development along Hamilton Ave N. and proposed vehicular laneway. *DIALOG.*



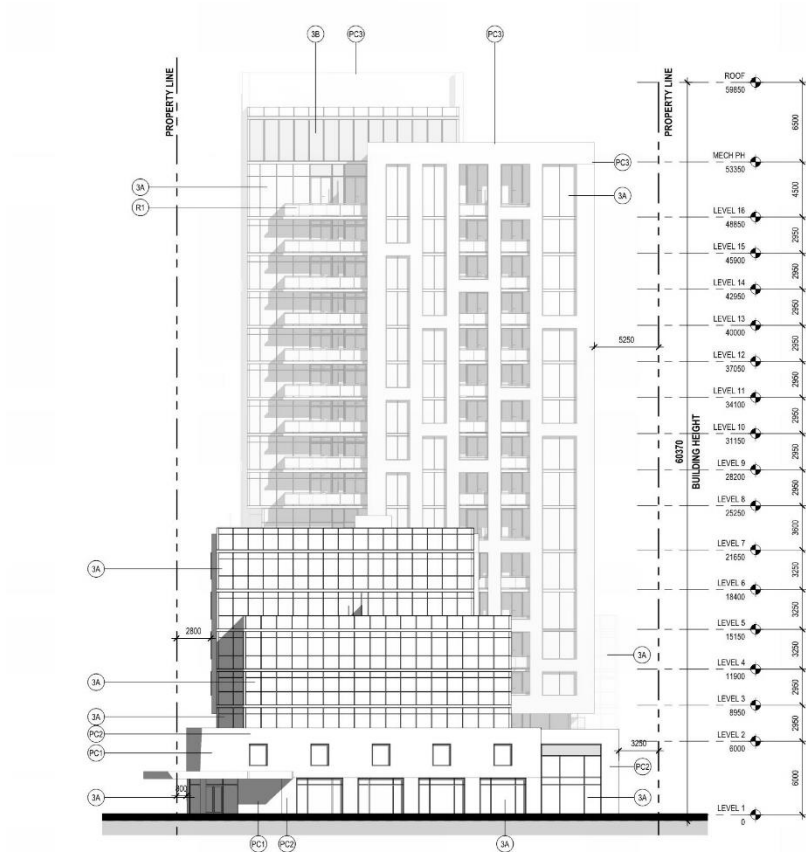
50 Proposed development site looking northwest along Parkdale Avenue. *DIALOG.*



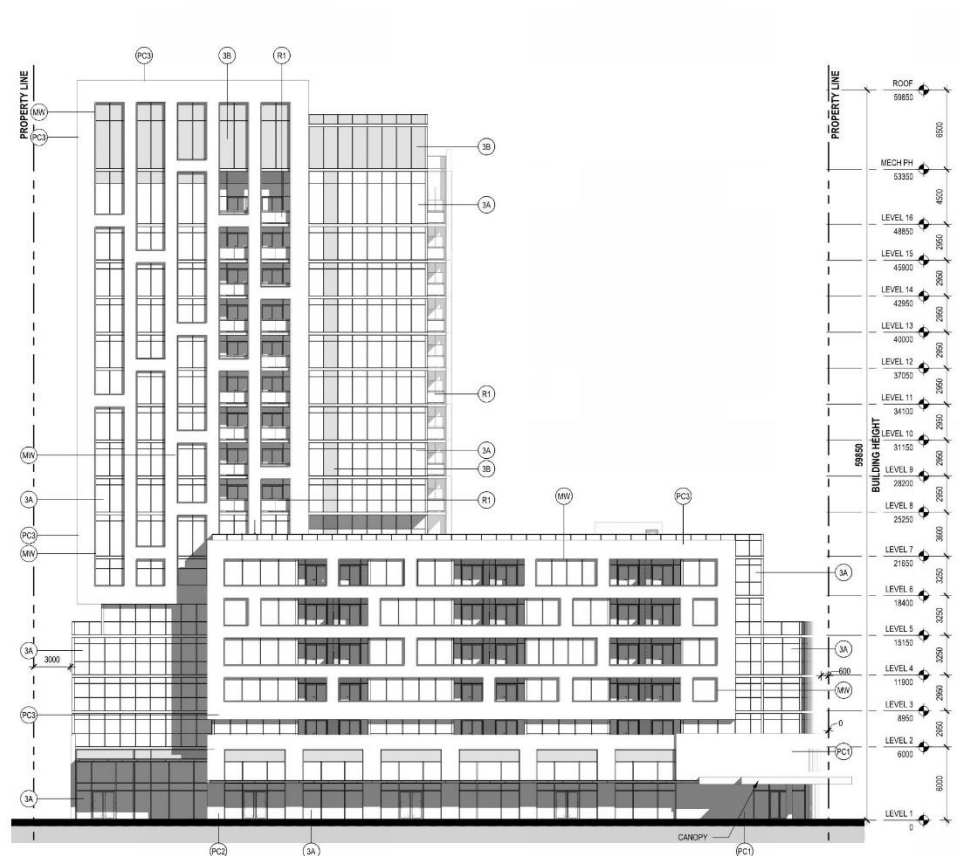
51 Looking towards the proposed development from the south (portion fronting rear laneway). *DIALOG.*



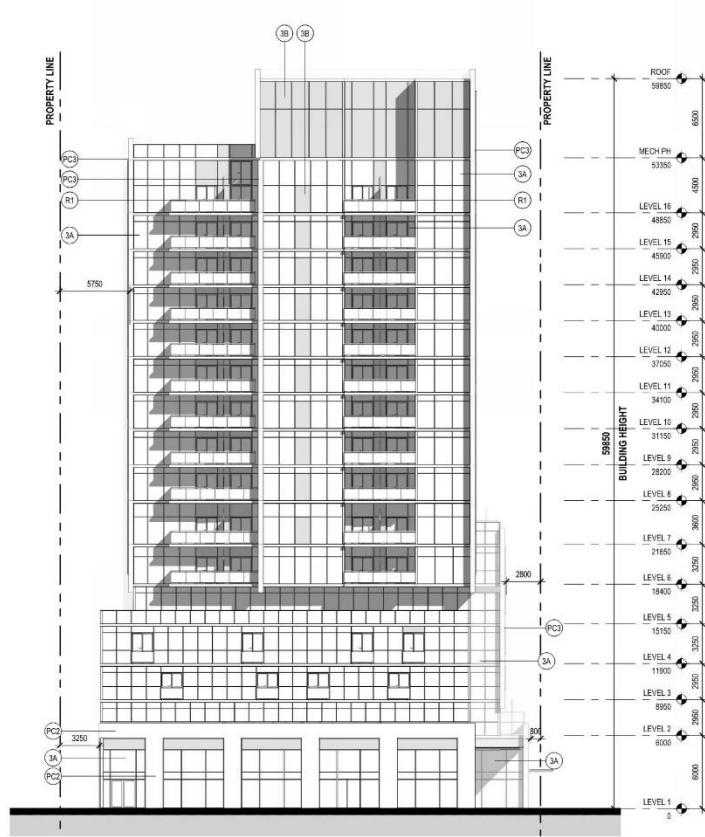
52 Hamilton Ave N Elevation (West).
DIALOG.



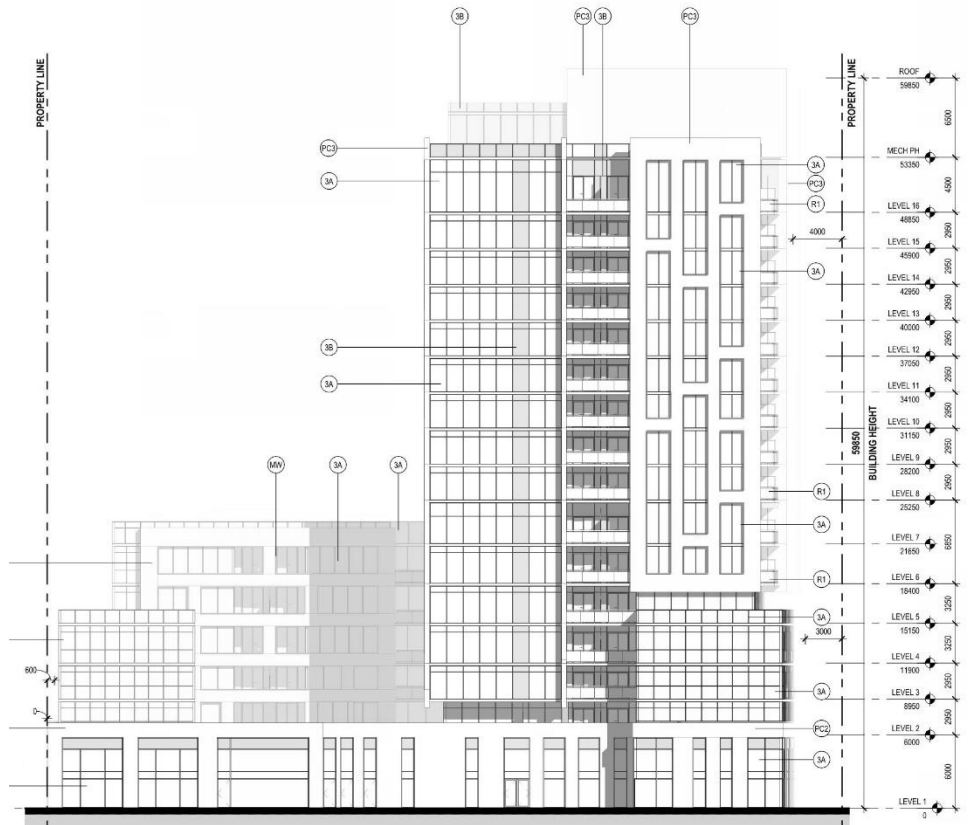
53 Wellington St W Elevation (North).
DIALOG.



54 Parkdale Avenue Elevation (East).
DIALOG.



55 South Elevation along rear laneway.
DIALOG.



06

IMPACT OF PROPOSED DEVELOPMENT

06 01

PROPERTIES LISTED ON THE HERITAGE REGISTER WITHIN THE SUBJECT PROPERTY BOUNDARY

06 01 01

1194 WELLINGTON STREET – CORNERSTONE HOUSE OF REFUGE APOSTOLIC CHURCH (FORMER ELMDALE THEATRE)

POTENTIAL ADVERSE IMPACTS

POTENTIAL ADVERSE PHYSICAL IMPACTS

1. The proposed development results in the demolition of the existing building in its entirety.

POTENTIAL ADVERSE VISUAL IMPACTS

1. The proposed development results in a change in the visual character of the corner.
2. The scale of the proposed development represents a noticeable increase from the current scale of the site.
3. The transition between the new and recreated theatre elevation components is abrupt.
4. The position of the western end of the Wellington Street podium elevation (above level 1) visually “crowds” the recreated theatre corner and its new sign marquee although there have been improvements during the design process to date.
5. Potential loss of lighting from the overhanging marquee. The original marquee featured a mixture of small bulbs around the perimeter of the overhang with larger pot lights on the underside. The integration of lighting in the recreated marquee should be explored during future design phases.
6. Use of copper instead of stainless steel should be revisited during future design phases to provide greater continuity with the historic condition within areas below the projecting marquee.
7. Poster boards should be included in the areas flanking the entries below the projecting marquee during future design phases.

POTENTIAL ADVERSE ASSOCIATIVE IMPACTS

1. The long standing use as a community gathering space, first as a cinema and then as a church, is lost.

POTENTIAL POSITIVE IMPACTS

POTENTIAL POSITIVE PHYSICAL IMPACTS

1. Due to the proposed demolition of the existing building, there are no potentially positive physical impacts anticipated at this time.

POTENTIAL POSITIVE VISUAL IMPACTS

1. While the use will not be retained, the majority of the existing building exterior is planned to be recreated, with a focus on the corner of the building. As a note, the position of the recreated façade will be shifted backward to accommodate the projecting marquee canopy.
2. Most of the identified perceived character-defining elements are recreated including:
 - Sweeping curved corner wall up to the second storey parapet;
 - Sweeping curved corner marquee, with its tripartite arrangements of wings and bands and reflective smooth soffit;
 - Metal and glass entry door system, with expressive hardware and polished finish. While shown as copper colour, it would be preferable for these to be finished in stainless steel;
 - Metal scalloped or fluted wall dado-base. While shown as copper colour, it would be preferable for these to be finished in stainless steel;
 - Hard black reflective wall cladding;
 - Arrangements, proportions, set-backs, and over-hangs which together form the composition of a carved-out entry are largely maintained, except for those identified above in the listed adverse impacts.
3. The historic protruding Elmdale Theatre signage (previously removed) will be recreated based on historic photographs dating to the 1950s.
4. The introduction of storefront glazing along the west elevation of the former theatre replaces the formerly solid façade. While this change is different from the historic condition, the height and rhythm of the new ground floor glazing and window above, are considered to be compatible with the recreated former theatre facades.

POTENTIAL POSITIVE ASSOCIATIVE IMPACTS

1. Recreation of the Elmdale Theatre signage will retain/recreate some of the associative value of the historic value of the site

POTENTIAL POSITIVE ENVIRONMENTAL IMPACTS

1. Shifting the marquee southward results in a wider pedestrian realm along Wellington Street, providing for enhance opportunities to view the recreated marquee, while also better accommodating the proposed increase in height within the affected site relative to this streetscape.

429 PARKDALE AVENUE IS LISTED ON THE CITY OF OTTAWA'S HERITAGE REGISTER

ADJACENT PROPERTIES LISTED ON THE HERITAGE REGISTER AND/OR ONTARIO HERITAGE ACT

429 PARKDALE AVENUE, UNITED CHURCH

POTENTIAL ADVERSE IMPACTS

POTENTIAL ADVERSE PHYSICAL IMPACTS

1. Due to the positioning of the proposed development relative to 429 Parkdale, there is no anticipated physical impact.

POTENTIAL ADVERSE VISUAL IMPACTS

1. The scale of the proposed development represents a noticeable difference in the scale from 429 Parkdale Ave. However, it should be noted that the increase is first and foremost reflective of the approved development wrapping around Parkdale Ave and Wellington St W, as well as the scale shift elsewhere on the corridor. There is an existing thirteen-storey apartment building located across the street at 420 Parkdale.
2. During the summer season the height and positioning of the proposed development will cast a shadow over 429 Parkdale in the evening. Properties resting south of the subject property will be minorly impacted by the shadow casting. During the summer and spring periods, shadow casting towards 429 Parkdale is largely restricted to the street and portions of the adjacent sidewalk along Gladstone Avenue during sunset.

POTENTIAL POSITIVE IMPACTS

POTENTIAL POSITIVE PHYSICAL IMPACTS

1. Due to the positioning of the proposed development relative to 429 Parkdale Avenue, there is no anticipated physical impact.

POTENTIAL POSITIVE VISUAL IMPACTS

1. The height and programming of the ground floor are in keeping with establishing and contributing positively to a commercial main street character, compatible with the neighbourhood of 429 Parkdale.

POTENTIAL POSITIVE ASSOCIATIVE IMPACTS

1. The presence of ground floor commercial and an increase in residential density within the subject property, are viewed positively relative to the associative value of 429 Parkdale Ave. This is due to the increase in the number of people seeking services in the area.

425 PARKDALE AVENUE, FORWARD HOUSE

POTENTIAL ADVERSE IMPACTS

POTENTIAL ADVERSE PHYSICAL IMPACTS

1. Due to the positioning of the proposed development relative to 425 Parkdale, there is no anticipated physical impact.

POTENTIAL ADVERSE VISUAL IMPACTS

1. The scale of the proposed development represents a noticeable difference in scale from 425 Parkdale Ave. However, it should be mentioned that the increase is first and foremost reflective of the approved development wrapping around Parkdale Ave and Wellington St W as well as the scale shift elsewhere on the corridor. There is an existing thirteen-storey apartment building located across the street at 420 Parkdale.
2. During the summer season the height and positioning of the proposed development will cast a shadow over 425 Parkdale in the evening. Properties resting south of the subject property will be minorly impacted by the shadow casting. During the summer and spring periods, shadow casting towards 425 Parkdale will cover the property in its entirety during sunset.

POTENTIAL POSITIVE IMPACTS

POTENTIAL POSITIVE PHYSICAL IMPACTS

1. Due to the positioning of the proposed development relative to 425 Parkdale, there is no anticipated physical impact.

POTENTIAL POSITIVE VISUAL IMPACTS

1. The height and programming of the ground floor are in keeping with establishing and contributing positively to a commercial main street character, compatible with the neighbourhood of 425 Parkdale.

POTENTIAL POSITIVE ASSOCIATIVE IMPACTS

1. The presence of ground floor commercial and an increase in residential density within the subject property, are viewed positively relative to the associative 425 Parkdale Avenue. This is due to the increase in the number of people seeking services in the area and a reinforcement of commercial uses within the area.

424 PARKDALE AVENUE, PARKDALE FIRE STATION

POTENTIAL ADVERSE IMPACTS

POTENTIAL ADVERSE PHYSICAL IMPACTS

1. Due to the positioning of the proposed development relative to 424 Parkdale, there is no anticipated physical impact.

POTENTIAL ADVERSE VISUAL IMPACTS

1. Although the inclusion of mid-block connections reduces potential adverse impact associated with the shift in height between 424 Parkdale Avenue and the proposed development, the shift will nonetheless be significant due to the proximity of this property to the subject development. However, the church and particularly the thirteen-storey apartment building between the proposed development and 424 Parkdale, provide mediation of this height shift and therefore in the authors' opinion, the visual impact is acceptable.
2. 424 Parkdale will only have minor, insignificant shadow casting by the proposed development (only late evening at summer solstice period), due to the orientation and to the existing thirteen-storey building already immediately adjacent to 424 Parkdale. See June 21 excerpt from shadow study by proponents, attached in Appendix.

POTENTIAL POSITIVE IMPACTS

POTENTIAL POSITIVE PHYSICAL IMPACTS

1. Due to the positioning of the proposed development relative to 424 Parkdale, there is no anticipated physical impact.

POTENTIAL POSITIVE ASSOCIATIVE IMPACTS

1. The programming of the proposed development has the potential to positively impact 424 Parkdale Ave and its use by adding residents to the area and by including commercial uses on the ground floor. With additional commercial uses, this portion of 424 Parkdale may potentially become more of a commercial node as more people are drawn to the area. This will minimize risk to ongoing use of the historic place.

ALTERNATIVES AND MITIGATION STRATEGIES

07 01

07 01 01

HERITAGE PROPERTIES WITHIN THE AFFECTED PROPERTY 1194 WELLINGTON STREET

MITIGATION STRATEGIES FOR POTENTIAL PHYSICAL IMPACTS

1. Complete an investigation program that explores the existence of historic materials, especially for the entry corner and marquee. **This has been completed and the summary report is included as an appendix to this report.**

MITIGATION STRATEGIES FOR POTENTIAL VISUAL IMPACTS

1. Explore opportunities to push/further enlarge the notch at the northwest corner of the podium above the recreated theatre façade. More specifically, the focus of this mitigation measure should be on shifting the façade within the notch westward to a location at, or approximately in line with, the recreated theatre sign. This would be in addition to the modifications (shortening) to the masonry portion of the Wellington façade that have already been made.
2. Explore the use of a circular design element on the rooftop amenity (on top of the podium) that references the curve of the theatre façade below. Ideally this would be a visually light design element and visible from the ground.
3. Ensure that stainless steel is used for metals in areas below the recreated marquee.
4. Explore opportunities to employ a mixture of lighting types on the underside and face of the projecting marquee canopy that are consistent with the historic documentation.
5. Poster boards should be included in the solid areas that flank both sides of the corner entry doors below the projecting marquee canopy, consistent with the historic condition.
6. The interface between the proposed Wellington Street podium and the recreated theatre façade should be explored further, to improve the transition between the two elements.
7. Further archival/historic research should be undertaken to confirm historically relevant colours and materials that are to be included in the recreated theatre elements.

MITIGATION STRATEGIES FOR POTENTIAL ASSOCIATIVE IMPACTS

1. An interpretative program related to the building's historic function during its life as a movie theatre, twinned movie theatre, and church could be explored in either an on site or online fashion.

07 02

07 02 01

HERITAGE PROPERTIES ADJACENT TO THE AFFECTED PROPERTY

GENERAL

The adjacent heritage properties are beyond the subject site and therefore there are no anticipated physical impacts associated with the proposed development.

The primary visual impact on adjacent heritage properties is shadows cast on certain properties at specific times of day during certain seasons. There are no mitigation measures that are recommended to enhance the responsiveness of the proposed development for these potential visual impacts.

08

CONCLUSIONS

ONE BUILDING LISTED ON THE CITY OF OTTAWA'S HERITAGE REGISTER DIRECTLY AFFECTED BY THE PROPOSED DEVELOPMENT

The proposed development is located within the Ottawa neighbourhood of Hintonburg/Mechanicsville at the corner of Parkdale Avenue and Wellington Street. This location is important as it rests on the community's main commercial artery and at one key point of entry onto the street. There are two existing structures on the affected property, including a two-storey commercial building (non-heritage) and the former Elmdale Theatre (building listed on the Heritage Register), with the balance being a surface parking lot. More specifically, the buildings are located on the west half of the property, with the former theatre fronting onto Wellington Street W. and Hamilton Avenue N.

A NUMBER OF STRATEGIES BEING EMPLOYED BY THE PROPONENT TO HELP MITIGATE POTENTIAL IMPACTS

To respond to the perceived heritage value of the building listed on the Heritage Register, the proponent has integrated several strategies into the proposed development, including:

- Recreating the corner façade of the former theatre in new materials;
- Reintroducing a reproduction of the hanging theatre sign above the recreated projecting marquee canopy;
- Retaining a diagonal corner entry within the recreated theatre façade;
- Reintroducing new finishes within the lower portion of the recreated theatre façade that are consistent with/inspired by the 1950s finishes (as illustrated in historic photographs);
- Situating the primary height of the proposed development away from the recreated theatre facade corner;
- Including a new glass canopy along Wellington Street that is aligned with the recreated protecting theatre canopy; and
- Exploring opportunities to employ materials in both the larger new development and within the recreated theatre façade.

Based on the evaluation of the proposed development, there are a limited number of adverse visual and physical impacts, many of which can be mitigated through minor design development efforts during future design phases, identified in the Section 07 above.

AS LONG AS THE INTENT OF THE MITIGATION MEASURES IDENTIFIED WITHIN THIS STUDY ARE INTEGRATED INTO THE PROPOSED DEVELOPMENT, THE LEVEL OF IMPACT ON THE HERITAGE RESOURCES CITED IS CONSIDERED ACCEPTABLE

On balance, the potential positive impacts outweigh the potential adverse impacts of the proposed development, relative to the defined heritage value, within the affected property and the surrounding context. As such, as long as the intent of the mitigation measures identified within this study are integrated into the proposed development, the level of impact on the heritage resources cited is considered acceptable.

QUALIFICATIONS

HERITAGE & PLACES OF SIGNIFICANCE

MTBA's expertise in heritage development issues spans the full spectrum, from Heritage Conservation District (HCD) Studies to Cultural Heritage Impact Statements (CHIS) to adaptive reuse and advising on development within heritage environments or with heritage structures, to suit an existing context. MTBA has high level expertise in heritage value and heritage intervention evaluations for sites considered to be places of significance.

COMMUNITY & CONSENSUS

MTBA works within both the planning and architectural environments to effectively deliver projects of a complex nature, such as challenges with zoning, public relations, or technical conservation. Working creatively with property owners and developers, municipal and provincial heritage, and planning professionals, community, and special-interest groups, as well as a broad array of stakeholders, MTBA uses wide experience facilitating workshops and design charrettes on both sides of development issues. MTBA has gained a reputation as leading community and urban conservation experts in Eastern Ontario and Western Québec, including building and community sustainability.

SUMMARY OF RELEVANT CULTURAL HERITAGE IMPACT STATEMENTS

MTBA Associates Inc, have completed numerous Cultural Heritage Impact Statements, or similar documents, including the following selected from recent files:

- 78-90 Beechwood Avenue, Ottawa, ON
- 99 Fifth Avenue, Ottawa, ON
- Kingston North Block Development, Kingston, ON
- Château Laurier Proposed Addition (first version), Ottawa, ON
- 205 Crichton Street Residential Addition, New Edinburgh Conservation District, Ottawa, ON
- 453 Bank Street Proposed Mixed Use Development (with Contentworks), Ottawa, ON
- 233 Armstrong Proposed Mixed Use Development, Ottawa, ON
- 72 Crichton Street Residential Addition, New Edinburgh Conservation District, Ottawa, ON
- 174 Bolton Street Multi-Unit Residential Development, Lowertown West Conservation District, Ottawa, ON
- Purdy's Mill Multi-Unit Residential Development adjacent to National Historic Site, Kingston, ON
- 1003 Prince of Wales Residential Development adjacent to a National Historic Site and UNESCO World Heritage Site, Ottawa, ON

EXPERTISE

MARK BRANDT, Senior Conservation Architect & Urbanist, OAA, RAIC, LEED AP BD&C, CAHP, APT, is a registered professional Architect, Urbanist and Conservation Consultant with over 30 years of experience in these fields. Brandt has been called as an expert witness for both the Ontario Conservation Review Board and the Ontario Municipal Board. Clients from a range of both private and public sectors, such as real estate developers, the Ontario Heritage Trust, Government of Canada, National Capital Commission, municipalities, school boards, community associations, and many others, appreciate the broad expertise that Brandt and the Team at MTBA bring to a project, including natural and cultural conservation and cultural heritage landscapes and districts.

Mark is the former Chair of the City of Ottawa Heritage Advisory Committee (LACAC). He sits on the Board of the Association for Preservation Technology International (Co-Chair, Technical Committee for Sustainable Preservation) and is a former Board Member of the Canadian Green Building Council Ottawa Region (Chair, Existing Buildings Committee). He is a former Board Member of the Canadian Association of Heritage Professionals (CAHP) and the Algonquin College Architecture Advisory Committee, was awarded the Ontario Conservation Achievement Award and is Past President of HODI Historic Ottawa Developments Inc., among many other professional and community positions and awards.

EMILY GUY, Research Lead & Project Coordinator, brings extensive research experience and has a Bachelor and Master's degree in history, as well as a Master's in education. Emily's Professional Development focuses on Heritage Planning courses, including Cultural Resource Management at the University of Victoria. She is a key Project Manager at MTBA and works closely with the Technical team on a variety of heritage conservation projects.

STAFF

The Firm runs a staff of eight professionals dedicated to wide-ranging projects, from technical analysis to community design. We work at the nexus of natural & cultural conservation and specialize in the magic that occurs when new meets old. The Firm maintains current media and communication technology, including advanced digital 3D modelling, internet media, and real time video animation, using many platforms and programs.

A1 PROPERTY INFORMATION SHEETS

A1.1. 429 Parkdale Avenue

Heritage Status	City of Ottawa Heritage Register
Street Name	Parkdale
Address/Adresse	429, av Parkdale Ave
Common Name/Building Name	Parkdale United Church
Built As	Place of Worship
Currently Used As	Place of Worship
Construction Time Frame	1931
Architect/Builder	J.A. Ewart, Richards & Abra
Primary Architectural Style	Gothic Revival
Secondary Architectural Style	
Roofline	Irregular
Storeys	1.5
Primary Cladding	Brick
Architectural Description	Stone accents and stone-capped buttresses. Vertical brick banding on campanile. Gabled bays. Segmental arch windows. Double wooden doors with leaded transom window. Exposed stone foundation.
Previous Reference List	Yes
Comments	North wall contains cornerstones of earlier churches: Hintonburg Methodist 1903, Bethany Presbyterian 1911, Rosemount Methodist 1916. Memorial Hall was built on the north side in 1951.
Heritage Neighbourhood	Hintonburg/Mechanicsville

A1.2. 425 Parkdale Avenue

Heritage Status	City of Ottawa Heritage Register
Street Name	Parkdale
Address/Adresse	425, av Parkdale Ave
Common Name/Building Name	Forward House
Built As	Detached House
Currently Used As	Residential - Converted Dwelling
Construction Time Frame	1900
Architect/Builder	
Primary Architectural Style	Gothic Revival
Secondary Architectural Style	
Roofline	Other
Storeys	2.5
Primary Cladding	Brick
Architectural Description	L-shaped Victorian Gothic residence with cross-gable roof. Decorative wood bargeboard. Veranda with pediment. Segmental arch windows and lunettes. Stone sills and an exposed stone foundation.
Previous Reference List	Yes
Comments	Built as home of James A Forward, after whom Forward Avenue is named.
Heritage Neighbourhood	Hintonburg/Mechanicsville

A1.3. 424 Parkdale Avenue

Heritage Status	Part IV Listed, Ontario Heritage Act
Street Name	Parkdale
Address/Adresse	424, av Parkdale Ave
Common Name/Building Name	Parkdale Fire Station (Fire Station 11)
Built As	Fire Station
Currently Used As	Commercial
Construction Time Frame	1924
Architect/Builder	Richard H. Millson, Cecil Burgess and Albert J. Hazelgrove
Primary Architectural Style	Eclectic
Secondary Architectural Style	
Roofline	Flat + Tower
Storeys	2
Primary Cladding	Brick
Architectural Description	
Previous Reference List	
Comments	
Heritage Neighbourhood	City of Ottawa

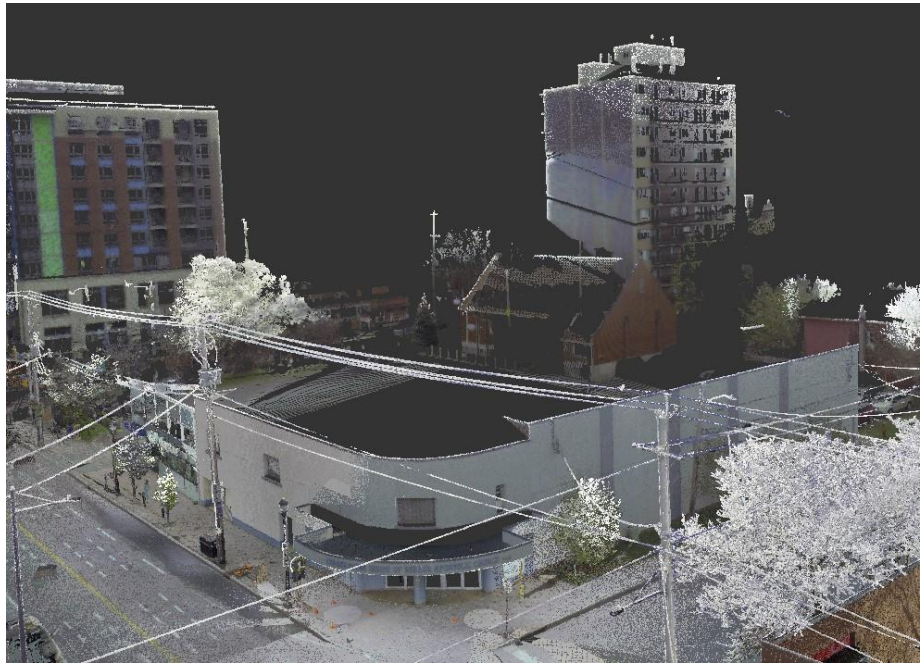
A2 3D SCANS AND BIM MODEL

As part of the site investigations of heritage assets, MTBA retained subconsultants If/Then Architecture Inc, to scan the existing conditions of the site. If/Then provided MTBA with point clouds and a 3D BIM (Building Information Model) model using 3D laser scanning technology. Laser scanning allows for an accurate recording of 'as-is' conditions of the property and its heritage assets. The scans then generate point clouds of information that can be used as a baseline for the creation of a BIM model.

- 1 3D Scan of site looking east along Wellington St W. *If/Then Architecture Inc.*



- 2 3D Scan of site looking southeast at corner of Wellington St W and Hamilton Ave N. *If/Then Architecture Inc.*



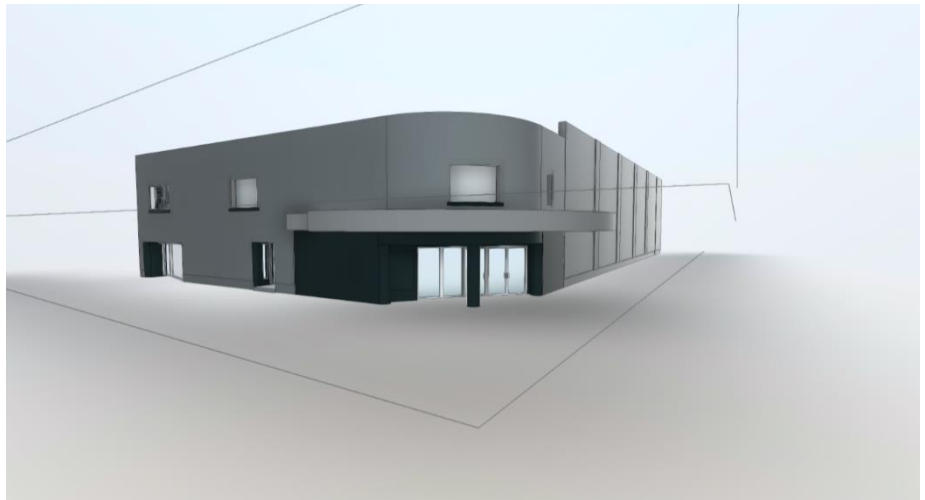
- 3 3D Scan of site looking south along Hamilton Ave N. *If/Then Architecture Inc.*



- 4 3D Scan of site looking west along Wellington St W. *If/Then Architecture Inc.*



- 5 Photo capture of 3D Building Information Model (BIM) of the property, Hamilton/Wellington junction. *If/Then Architecture Inc.*



6 Photo capture of 3D Building Information Model (BIM) of the property, street view. *If/Then Architecture Inc.*



7 Photo capture of 3D Building Information Model (BIM) of the property, Wellington St W elevation.



8 Photo capture of 3D Building Information Model (BIM) of the property, panoramic view of elevations.

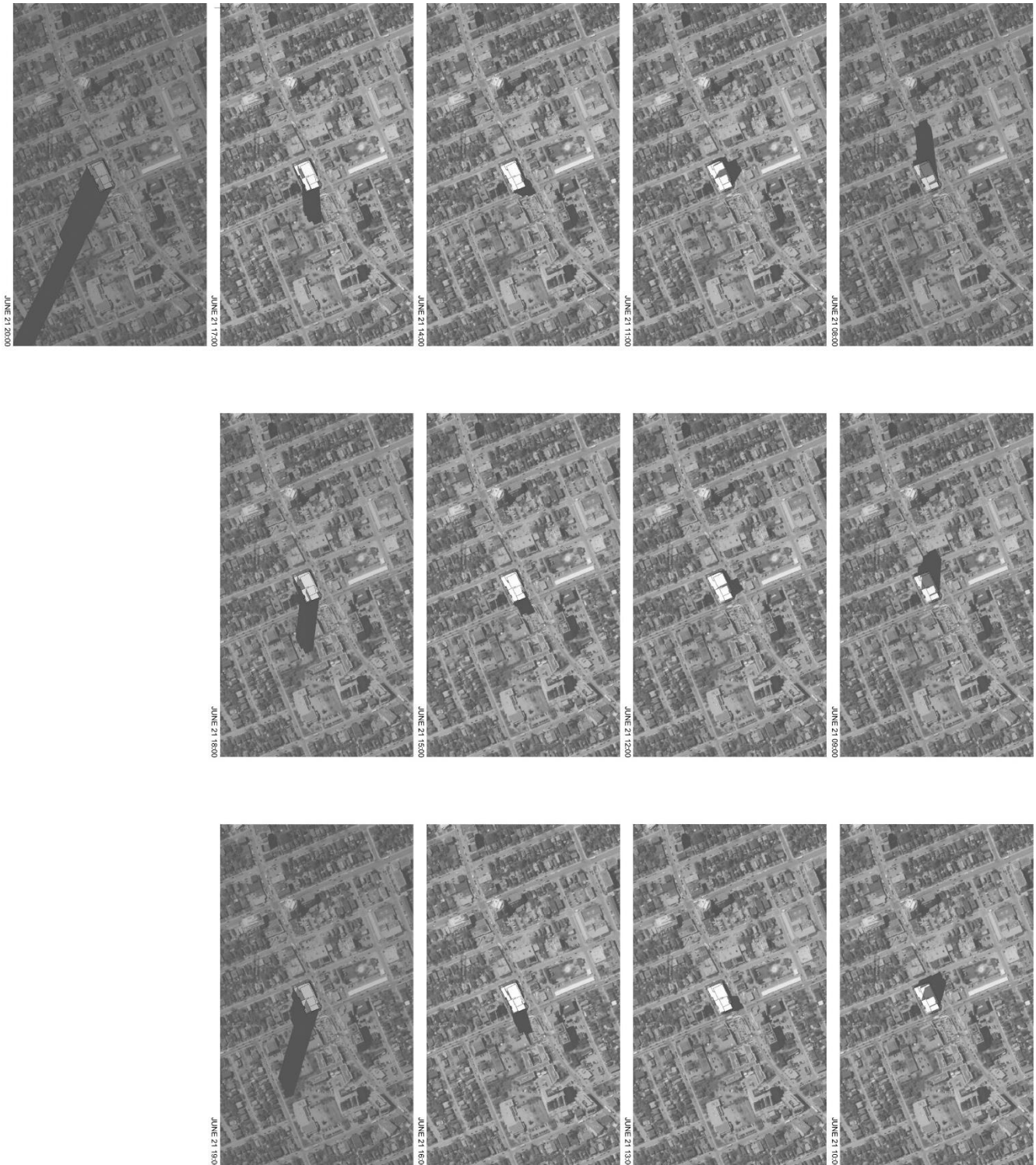


9 Photo capture of 3D Building Information Model (BIM) of the property, Hamilton elevation.



A3 SHADOW STUDY

Prepared by DIALOG Design as part of the Site Plan Approval Submission, June 29, 2022.





MARCSHSEPTEMBER 21 08:00



MARCSHSEPTEMBER 21 11:00



MARCSHSEPTEMBER 21 14:00



MARCSHSEPTEMBER 21 17:00



MARCSHSEPTEMBER 21 09:00



MARCSHSEPTEMBER 21 12:00



MARCSHSEPTEMBER 21 15:00



MARCSHSEPTEMBER 21 18:00



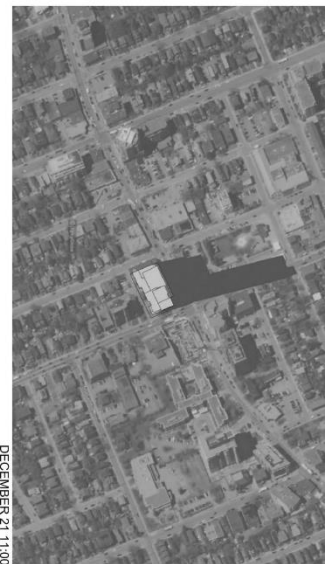
MARCSHSEPTEMBER 21 10:00



MARCSHSEPTEMBER 21 13:00



MARCSHSEPTEMBER 21 16:00



A4 HERITAGE INVESTIGATION OPENINGS REPORT

Refer to 20013 Heritage Condition Report, dated May 11, 2021.

20013

Heritage Condition Report

PROJECT 1196 Wellington Street West	
DATE OF VISIT(S) May 11, 2021	WEATHER Sunshine, 13 degrees Celsius
PROJECT # PERMIT # MTBA 20013	ADDRESS 1196 Wellington Street West, Ottawa
CONTRACTOR N/A	OWNER Welldale Limited Partnership
PURPOSE OF VISIT Heritage Envelope Investigative Openings	
ATTENDEES MTBA: Mark Brandt, Emily Guy; Minto: Tyrone Vine; 2 labourers	

1 General

The subject building is on the southeast corner of Wellington and Hamilton streets in Ottawa. MTBA has reviewed the site to ascertain areas where heritage materials and assemblies may be concealed by subsequent renovations and materials added since original construction. This document, a Summary of the site Heritage Investigation, in its original form as an Investigation Plan, helped guide the owner Minto's selected contractor to physically investigate (with on-site review of same by MTBA) the designated areas by creating select openings to carefully "peel away" outer layers of recent materials, without damaging the potential heritage materials below. It was determined on site the best way to do this and precise locations. In its current form, this doc is a recording of the findings of the site investigation.

Also, MTBA has undertaken a heritage recording of this "heritage corner" area in question on the building. This includes a point cloud accurate scalable drawing that can be incorporated into the future new building design set, and a BIM model that can be incorporated into the future technical set (Revit). It is included in this report.

2 Investigative Openings Taken

ITEM #	ITEM
1	Canopy fascia, main (curving) segment
2	Canopy fascia, wing (flat) segment
3	Canopy Soffit
4	Upper Wall, central portion
5	Upper Wall, southwest
6	Column
7	Lower Wall at base
8	Southwest Signage Board
9	Location of original ticket window

3 Corresponding Locations



4 Observations

ITEM #	ITEM	Images	DATE
1/2	Investigative destructive openings were done in one section of identified potential heritage fabric, to limit the amount of damage to existing cover materials (i.e. cement parging and post investigation repair. Canopy fascia, main (curving) segment, parging removed and opening created. Materials observed included parging, mesh, Styrofoam, wood, and aluminum. Opening made in metal sheet revealed lighting fixtures and ceramic insulators of original canopy. Only remaining elements were insulators, old wiring, and sockets. Fixtures had been disconnected, and no other original fabric was observed.	1, 2, 3	May 11, 2021
3	Investigation made in Canopy Soffit to determine if any components of original granite remained. Small opening made to limit exterior damage to existing parging. Removal of parging revealed mesh and Styrofoam, and wood layer. No original fabric observed.	4	May 11, 2021
4/5	Investigative opening of Upper Wall to determine if hard polished finish, or vitrolite remains behind parging. Investigative opening done in one section to limit the amount of damage to existing parging and post investigation repair. Upper Wall, central portion examined. No original fabric observed.	5, 6	May 11, 2021
6	Investigative opening done on Column to determine if any original hard polished finish, or vitrolite remains behind parging. Small opening made in existing parging revealed tiles under parging layer. Opening in tile, revealed concrete backing and no original granite. Tile part of previous renovation work. No original fabric observed.	7, 8	May 11, 2021
7	Similar investigative purpose as investigation 6, Lower Wall at base was examined to determine if hard polished "Vitrolite" wall cladding remains behind parging, under Southwest Signage Board. Wood framing was revealed, no remaining scalloped or fluted wall material observed. Additionally, no original fabric observed from Southwest Signage Board (Investigation 8).	9, 10	May 11, 2021
8	Southwest Signage Board Investigation done to determine if any original fabric, such as the metal, expressive hardware and polished finish remains from theatre signage. Cinema signage had been previously removed (unlike Eastern Signage Board – Investigation 10). Investigation first done in interior electrical/internet room, as well as exterior. Electrical room revealed that only current electrical and internet cable set up remained. Exterior investigation done during investigation 7 (to limit exterior wall damage). No original fabric observed.	11	May 11, 2021
9	Location of original ticket window/wicket observed from historical images. Investigative opening done from interior and exterior to examine if any original fabric remained. Interior exploration revealed plaster, wallpaper, insulation and wooden frame, however no original material, including glass, or frame remained. Exterior investigation conducted by removing parging, which revealed a Styrofoam board covering, and wood framing observed from inside. No original fabric observed.	12, 13, 14, 15, 16, 17	May 11, 2021
10	Investigation of existing East Signage Board done to determine if any original fabric, such as the metal, expressive hardware and polished finish remains from theatre signage. Existing sign was removed to examine wall behind. Electrical and lighting features were present, however no other	18, 19	May 11, 2021

5 Photographs

- 1 Canopy fascia (Investigations 1&2): Location of Investigative Opening – where curved marquee meets flat section, western façade of building.



- 2 Canopy fascia (Investigations 1&2): Opening of parging revealed mesh, Styrofoam and wood layers. Aluminum (or tin) sheet layer required additional investigation.



- 3 Canopy fascia (Investigations 1&2): Opening of metal plate revealed original lighting fixture, original wire and ceramic insulators/sockets. No other original fabric of the marquee could be seen.



4 Soffit (Investigation 3):



5 Canopy Fascia Upper Wall (Investigation 4 & 5): Location of Opening.



6 Canopy Fascia Upper Wall (Investigation 4 & 5): Removal of parging revealed ceramic tile (Same as column). Tile removal revealed concrete backing. Original fabric not observed.



- 7 Column base (Investigation 6): Base tile removed to examine if original hard polished finish, or vitrolite, remains behind existing tile or parging. Investigation revealed ceramic tiling from previous renovation. Original Fabric not observed.



- 8 Column Parging (Investigation 6): Second investigative opening into column parging. Investigation revealed ceramic tile from previous renovation. Further opening on tile revealed cement backing. Original Fabric not observed.



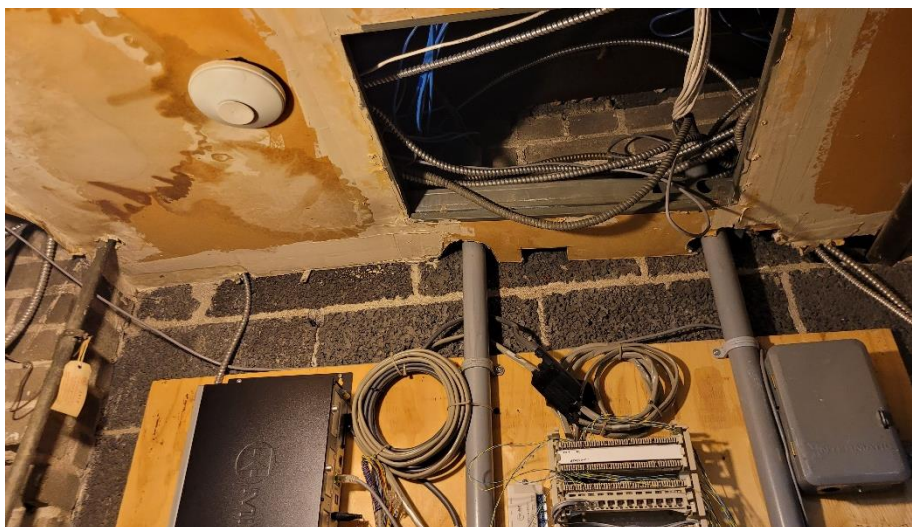
- 9 Lower Wall at Base (Investigation 7): conducted to check for metal, expressive hardware and polished finish, scalloped or fluted wall observed in historic photographs.



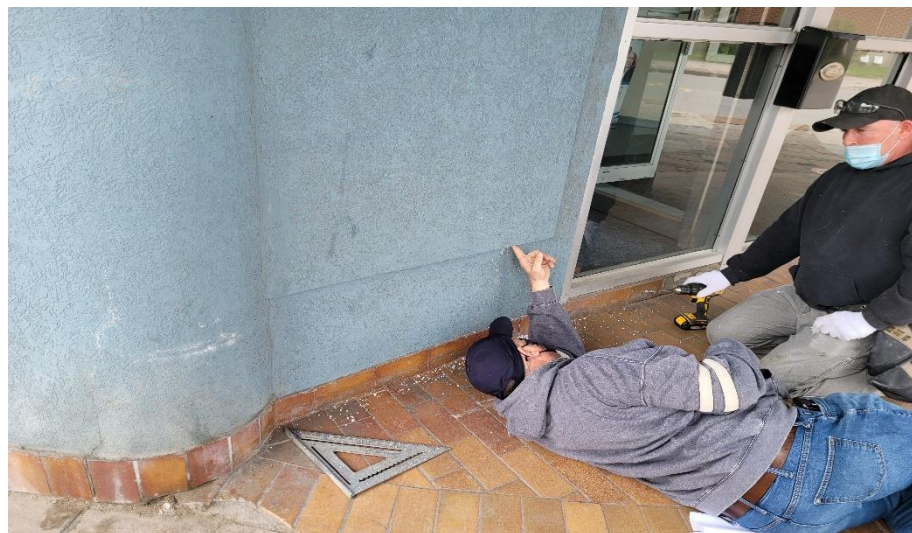
- 10 Lower Wall at Base (Investigation 7): Lower Wall at Base, investigation revealed wood board and parging layer. No scalloped or fluted wall observed.



- 11 Southwest Signage Board theatre signage (Investigation 8): Interior examination from electrical/internet room. No original fabric viewed.



- 12 Former Ticket Booth (Investigation 9): Initial exterior investigation location.



- 13 Former Ticket Booth
(Investigation 9): Removal of
parging revealed mesh and
Styrofoam with wood board.



- 14 Former Ticket Booth Interior
(Investigation 9): Approach from
interior wall location.



- 15 Former Ticket Booth Interior
(Investigation 9): Interior wall
investigation revealed drywall
(gyprock), layers of wall paper.



- 16 Former Ticket Booth Interior (Investigation 9): Further investigation demonstrated insulation and wood layer (which was also noted in exterior investigation)



- 17 Former Ticket Booth Interior (Investigation 9): Wood framing examined. No original material found.



- 18 Eastern Signage Board
(Investigation 10): Investigation
10): Remaining original fabric
limited to lighting.



- 19 Eastern Signage Board
(Investigation 10): Removal of
existing signage to investigate if
original fabric including lighting
fixtures, the metal, expressive
hardware and polished finish
remain.



PREPARED BY THE CONSULTANT

Emily Guy, MTBA

<i>NAME AND TITLE</i>	<i>SIGNATURE</i>	<i>DATE</i>
-----------------------	------------------	-------------

DISTRIBUTED TO	Welldale Limited Partnership	
ATTACHMENTS	N/A	
METHOD OF TRANSMISSION	Appendix of Heritage Considerations Document	