



230-232 LISGAR STREET CHIS 232 LISGAR SUPPLEMENTARY INFORMATION

MARCH 24, 2023

SUPPLEMENT FOCUSES ON 232 LISGAR STREET

IT IS UNDERSTOOD THAT THE POLICIES INCLUDED IN SECTION 5 OF THE HCD PLAN ARE INTENDED TO PROMOTE RETENTION, REHABILITATION, AND ADAPTIVE RESUSE. WHERE CONSIDERED NEW DEVELOPMENTS NEED TO BE RESPONSIVE TO THE CHARACTER OF THE DISTRICT

1 PURPOSE OF SUPPLEMENT

The purpose of this supplement to the 230-232 Lisgar Street Cultural Heritage Impact Statement is to address City of Ottawa comments on the document. Specifically, to provide further rationale for the demolition of 232 Lisgar Street and how the associated contributing heritage character is being protected.

2 REQUIREMENTS FOR DEMOLISHING A RESOURCE WITHIN THE CENTRETOWN HCD

Within Section 5 of the Centretown Heritage Conservation District Plan there are specific Policies related to potential demolition of heritage resources within the District.

1. Demolition, relocation, or partial demolition of Contributing properties will not normally be supported.
2. Any application to demolish an existing building must be accompanied by plans for its replacement. New construction must be compatible with, and sympathetic to the character of the HCD, and meet the policies and guidelines of this Plan. In the rare instances when a replacement building is not proposed immediately, the proponent should submit plans for greening the property until its re-development.
3. At least one of following must, as determined by Heritage staff, be included as part of a complete application under the Ontario Heritage Act for the demolition of a Contributing building:
 - Confirmation through an assessment by a structural engineer with expertise in heritage buildings, or the City's Chief Building Official, that there is structural instability or damage resulting from an extraordinary circumstance;
 - Confirmation through an assessment and rationale provided by a qualified heritage professional that the building is damaged, compromised, or altered to the extent that it no longer contributes to the cultural heritage value of the HCD; and
 - An analysis of the building that demonstrates that alternative retention options (such as preservation, rehabilitation, restoration, reinvestment, adaptive re-use, mothballing, etc.) have been meaningfully considered.
4. The City may require the submission of a Heritage Impact Assessment, an engineer's report, or may require for a peer review of any professional reports or opinions on a potential demolition.
5. Demolition of certain Character-Supporting Resources may be considered where the applicant can demonstrate that:
 - The attributes of the building or reasons that express its contribution to the HCD and its streetscape have been compromised or altered;

- The history of the property will be appropriately recorded and commemorated as part of the new development;
 - The proposed replacement building meets the policies and guidelines outlined in Section 9; and
 - The proposed redevelopment will facilitate achieving broader city-building goals.
6. In the rare instance that a Contributing property is approved for demolition, the City will require that the building be recorded and the information be deposited at the City of Ottawa Archives.
 7. When demolition is contemplated, property owners are encouraged to consider salvage and reuse of historic materials.

These policies are supported by the requirements and policies specific to new construction that are summarized in Section 9 of the Centretown HCD Plan with a focus on promoting compatible responses (new construction and rehabilitation) to the character of the district and context for character-contributing properties within a range of new construction types.

3 PERCEIVED CHARACTER OF 232 LISGAR STREET

THE FOLLOWING IS FROM SECTION 4 OF THE CULTURAL HERITAGE IMPACT STATEMENT

PERCEIVED CHARACTER WAS PREPARED BY THE CONSULTANT BASED ON THE UNDERSTANDING OF THE AFFECTED PROPERTIES, TO BETTER UNDERSTAND IMPACT

Both 230 and 232 Lisgar Street are considered Contributing Heritage Properties under the *Centretown and Minto Park Heritage Conservation District Plan*. Contributing Heritage properties are considered to have design, historic, and/or associative value or contextual value. The properties support Centretown's historic context, and can be related to a characteristic pattern, activity, or attribute of the area. Particularly, the houses were constructed during the first period of build-out in Centretown from 1876-1914, and their original forms are legible despite alterations over time.

Both 230 and 232 Lisgar Street are modest Gable-Front Houses. Character-defining elements of this typology include:

- The 2.5-storeys;
- The front facing gable-roof;
- The consistent window aperture of 4-5 openings;
- The rectangular footprints;
- The vernacular style with gothic revival influences; and
- The brick cladding.

Additional perceived character-defining elements for 232 Lisgar include:

- The front yard setback that is consistent with other houses built in the area in the time period;
- The exposed rough stone foundation;
- The decorative classical casing of the front door with arched transom window;
- The covered front porch with carved wooden columns and cornice;
- The interstitial space of the porch;
- The hexagonal arch window opening on the front façade;
- The decorative brick segmental arch above the second storey window;
- The smooth stone window sills on all façades;
- The brick flat arched window lintels on side façades;
- The decorative, carved wooden fascia and gable pediment;
- The brick chimney on the roof of the original massing;
- The gabled dormer window on the roof of the original massing; and
- The clear hierarchy of the front façade.

- 1 Looking east within the Lisgar Street context (subject properties are highlighted). *TRACE*



- 2 View of the Lisgar Street context from Metcalfe Street (apartment in the foreground is located at the southwest corner of Lisgar and Metcalfe Streets). *TRACE*



- 3 Overall view of 230 and 232 Lisgar Street. *TRACE*



- 4 Details within the upper portion of 232 Lisgar Street. *TRACE*



4 PROPOSAL RESPONSE TO HERITAGE CHARACTER OF 232 LISGAR

FOR MORE INFORMATION, REFER TO SECTIONS 4, 6 AND 7 OF THE CULTURAL HERITAGE IMPACT STATEMENT

ABOUT THE CONTEXT

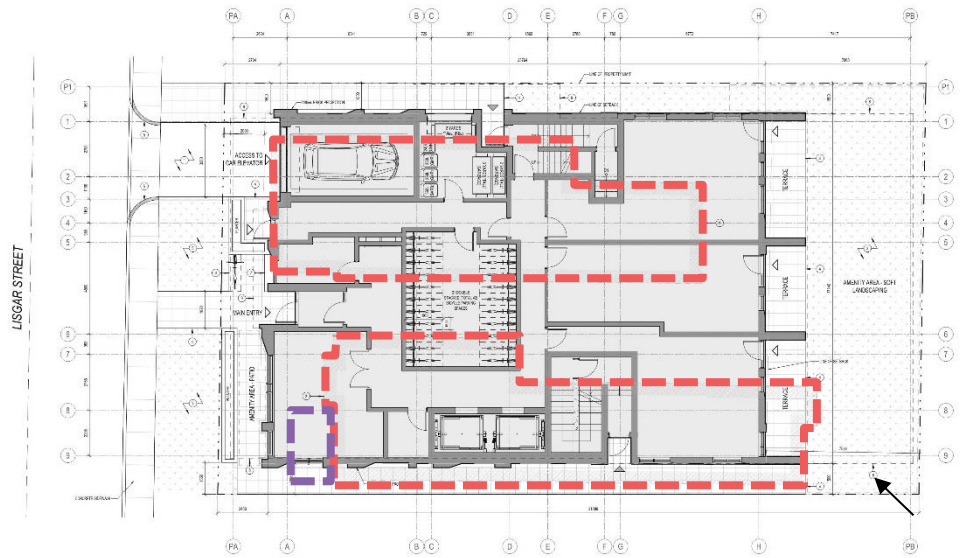
This portion of Lisgar Street is situated at the northeast corner of the Centretown HCD, within a streetscape that acts as both a boundary and a transition between the mixed but largely residential character of areas between Elgin and Bank Streets, and the larger buildings (commercial and residential) that exist in the area immediately north of Lisgar Street. It is understood that a transition and boundary is important for maintaining the integrity of an heritage conservation district, but it does make providing a sensitive intervention (new construction) somewhat more challenging. This is especially true for this particular context (as evidenced in the varied inclusion/exclusion of properties within the HCD boundary in the immediate vicinity of the proposed development). For instance, larger scale buildings across the street and others on the south side of Lisgar being excluded from the Centretown HCD. Nevertheless, proposed developments are to reflect the policies and guidelines set forth in the Heritage Conservation District Plan, regardless of their location within the district.

CONTEXTUAL RESPONSE AND RELATIONSHIP

There are several ways that the proposed development responds to the heritage character and urban form of the Heritage Conservation District and the varied character of the context, including setbacks and placement; massing, form and ground floor; and detailing. Each of these together provide for a proposed development that avoids pointed contrast, while providing a design that is of its time and respects the cultural heritage value of the HCD, as well as the role of 232 Lisgar Street within it.

SETBACKS AND PLACEMENT

- 5 Proposed development ground floor plan with outline of existing houses (salmon dotted line) and front porch (approximate) of 232 Lisgar (purple dotted line). *Project 1*



The proposed development is placed in response to the context and with a lot placement that responds well to the position of the existing houses. Where deviations exist, these are addressed via well-considered massing and setbacks (discussed further below). The relative placement of the new development also provides space for landscaping in the front yard (an improvement on the existing pavement) as well as an outdoor area in front of an indoor amenity space and a bench beside the main entry. Each of these provides opportunities for semi-public use by occupants, similar to the way the existing porch could be used (see renderings included below). Each of these strategies help the proposed development contribute to the Heritage Conservation District and the subject properties' role as part of the boundary condition.

MASSING, FORM AND GROUND FLOOR

- 6 In this image, the caption speaks to the setback being consistent with neighbouring properties and the podium referencing neighbouring datum lines. *Project 1*



- 7 Perspective showing the proposed development in context with the massing of the apartment to the east and 234 Lisgar Street (brick house) to the west. Note the scale relationships that exist in the podium and upper portion, along with the activity along street edge. *Project 1*



As the main point of interface with the streetscape and the Centretown Heritage Conservation District, the overall massing and scale of the proposed development and design of the Lisgar Street elevation are particularly important. In response to the varied character of the surrounding streetscape and the boundary/transitional nature of this particular portion of the Heritage Conservation District, the proposed development takes design cues from multiple parts of its context. These include:

- Providing a 3-storey podium that is further broken down into three pieces, in direct response to the existing houses and the adjacent houses to the west;
- Taking inspiration from the existing porch, including an indoor amenity space with an outdoor space immediately in front of it, to provide a transitional space between the street and proposed development;
- Situating the main entrance in the approximate location of the existing laneway. This provides space for the indoor amenity space and further opportunities for ground level activity;

- At the east end of the Lisgar Street elevation, a car elevator is included, to reduce the space required for parking infrastructure and its potential impact on the elevation/streetscape;
- Above the 3-storey podium, the building's upper portion features three breaks adding visual interest, provides consistency with the podium, and responds to the scale of the surrounding context;
- The height of the upper portion is scaled in response to the existing apartment building (also within the HCD boundary) to the east;
- Additional setback at the 9th floor reinforcing the massing response to the adjacent apartment building; and
- Together the various elements within the Lisgar Street elevation, supported by the use of a judicious material palette, provide a proposed development that relates well to the Heritage Conservation District, is well organized, and provides a clear sense of hierarchy.

DETAILING

- 8 Ground floor area fronting onto Lisgar Street, highlighting the street interaction and nuanced detailing of the proposed development. Note the red brick, decorative metal, grey finished planters, and clearly marked main entry. *Project 1*



- 9 Detail view of the ground floor, further highlighting the various detailing strategies within the Lisgar Street elevation. *Project 1*



Continuing to build on the responsiveness of the proposed development's placement, massing, form, and ground floor design, the detailing takes cues from the existing house and the larger Heritage Conservation District. Detailing is important as it adds visual interest and can help break down the scale of a development. Within a streetscape and district such as this, detailing needs to speak to a pedestrian scale, or to people passing by the building at slower speeds. Key aspects of the proposed developments detailing that express the contributions of the existing character-contributing house include:

- Use of red brick as the dominant cladding material in direct response to its use throughout the Heritage Conservation District;
- Inclusion of deeply set window areas and angled elements in response to variations found in the existing HCD streetscapes (either with bay windows and/or other shifts in façade placement relative to the sidewalk);
- Placement of decorative metal elements within the jamb recesses responding to the decorative wood fascia and detailing found in 232 Lisgar Street and elsewhere in the HCD;

- Clearly marking the main entry with a canopy, bench; and window, in response to elements commonly observed in primary entries found throughout the Heritage Conservation District;
- Use of grey finish material and specifically tailored heights for the planters along Lisgar Street in response to the stone foundation of the existing houses and other buildings observed in the HCD; and
- Design includes recessed masonry areas within the sidewalls in response to the simple brick detailing observed in the existing houses and adjacent brick houses.

REINFORCING THE HCD TRANSITION

REFLECTING THE CHARACTER OF THE HERITAGE CONSERVATION DISTRICT REMAINS IMPORTANT, EVEN WITHIN BOUNDARY CONDITIONS

To promote the integrity of a Heritage Conservation District, it is important to protect and respond to the district’s character. The subject properties at 230-232 Lisgar Street are situated along the northern edge of the Centretown Heritage Conservation District and help illustrate the dominant pattern of early development of this pocket of downtown Ottawa. While 230-232 Lisgar Street are within the boundary of the Centretown HCD, other buildings within this block and all buildings directly across Lisgar Street are not. Given this condition, any proposed development should speak to the more nuanced scale found in the HCD. Adding to this challenge, the scale of the HCD is not simply characterized by 2.5-storey houses, like those currently on the subject property; there are a variety of residential building types and scales comingled within the east-west streets that, for the most part, are visually linked by materials, setbacks, tight range of height, lot coverage, and detailing. Each of these aspects and how the proposed development responds are articulated in the sections above. Highlighted approaches include:

THERE ARE A RANGE OF DESIGN APPROACHES FOUND WITHIN THE PROPOSED DEVELOPMENT THAT REINFORCE THE HERITAGE CONSERVATION DISTRICT

- Sensitivity to the sidewalk edge;
- Variation and activity within the ground floor;
- Minimizing presence of parking infrastructure;
- Inclusion of a 3-storey podium that is broken into three legible bays;
- Setbacks above floors 3 and 8 in response to existing buildings to the east and west; and
- Use of decorative metal within the jambs to add visual interest as a contemporary reinterpretation of the wood detailing on 232 Lisgar Street.

PROPOSED DEVELOPMENT WORKS TO RETAIN, AND IN SOME CASES IMPROVE, THE RELEVANT CHARACTER, REINFORCING ELEMENTS OF 232 LISGAR STREET

Taken together, the measures included in the proposed development’s design retain character contributing value of 232 Lisgar Street that would be lost during its dismantling. In some cases, the proposed development actually improves the legibility of the district’s character, especially within the street edge space.

**REFER TO SECTION 05 02 OF THE
CULTURAL HERITAGE IMPACT
STATEMENT FOR MORE INFORMATION**

RECORDING OF THE EXISTING PROPERTIES

As per Section 5 of the Centretown Heritage Conservation District Plan Policy 6, a mitigation measure for recording the affected properties prior to demolition has been included. It is also understood that this information will be provided to the City of Ottawa for deposit at the City of Ottawa Archives.

5 RESPONDING BROADER CITY-BUILDING GOALS

THIS SECTION EXPANDS ON SECTION 05 01 01 OF THE CULTURAL HERITAGE IMPACT STATEMENT

These properties contribute to the district’s heritage character within the HCD plan and were identified as “character-supporting resources”. There are instances when a property classified as a Character-Supporting Resource may be considered for demolition, as part of a project that meets other city-building goals. (Demolition and Relocation item 5c.)

At a high level, the proposed development represents an increase in residential density within its 9-storey height, replacing the two existing fully detached homes that are currently used as rental accommodation. This is important for City building goals that promote intensification near O-Train stations, transit, and existing resources to better leverage municipal investments in these areas.

For more information on how the proposed development supports the City of Ottawa’s broader city building goals, refer to the Planning Rationale and Urban Design Brief included with this submission.

6 EXPLORATIONS PERTAINING TO RETENTION AND SALVAGE OF PORTIONS OF 232 LISGAR STREET

During the current design evolution of proposed development, opportunities to retain and/or salvage portions of 232 Lisgar Street were explored in response to the requirements of the Heritage Conservation District Plan. The Design Team's primary approach was to explore how potential retention would impact the design, massing, and practicality of a proposed design in contrast with alternate strategies. The eventual preferred strategy of sensitively reflecting the character contributing character of 232 Lisgar within an entirely new proposal was selected by the Design Team. By focusing on a series of practical strategies the proposed design balances the various requirements while also reflecting the character contributing elements currently found within 232 Lisgar Street.

It is important to acknowledge that there has been clear preference established for a 9-storey maximum height through previous design explorations on the property. This represents a theoretical reduction in height relative to previous designs and makes the proposed development more sensitive to additional costs, to achieve the suite of development expectations, while also responding to the character of the Heritage Conservation District.

From a practical standpoint, there are a number of impacts to the viability of the proposed development if portions of 232 Lisgar were to be retained. These include:

- The front walls of the existing buildings are set further from the property line than is required for the project to be viable (for buildable area). Retaining the north elevation of 232 Lisgar would require more than simple preservation, it would need to be shifted north by almost 3m closer to the street to maintain the buildable area;
- The building is built on rubble foundations, making the act of moving it far more difficult, and there is significant risk that the façades could be significantly damaged during a move. To work to mitigate this risk, further costs would be incurred for engineering work for stabilization and potential temporary relocation;
- Parking is a requirement for the project to be viable (for the intended market), and there isn't sufficient area on the site to store the façades of the building, given the excavation required for the parking structure. This means that the façades would either need to be transported off-site or carefully tagged, disassembled, stored off site, and then re-built by a team of professionals with expertise in this field;
- The transportation or dismantling and rebuilding of 232 Lisgar would require the owner to seek out highly specialized contractors and would result in costs that would make the project unfeasible. At 49 units, there is simply not enough potential for revenue generation to justify the level of effort required to preserve the façades of the existing building; and
- The floor-to-floor heights of the existing buildings do not align with the required floor-to-floor heights of current-day multi-unit apartment buildings thereby impacting revenue generation.

The efforts to reflect the character contributing heritage elements found within 232 Lisgar Street are discussed in the other sections above and in the opinion of the authors, these efforts sufficiently reflect and build on the contributing character of 232 Lisgar Street in relation to its role/place in the Centretown Heritage Conservation District.