

230-232 LISGAR STREET, OTTAWA, ON
**CULTURAL HERITAGE IMPACT
STATEMENT**



**MARCH 2023 UPDATE
230 LISGAR STREET INC**

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ATTACHED ADDENDUM: 232 LISGAR SUPPLEMENTARY INFORMATION, DATE MARCH 22, 2023

01

INTRODUCTION

This Cultural Heritage Impact Statement (CHIS) was requested by the City of Ottawa to evaluate a redevelopment of the property located at 230-232 Lisgar Street in Ottawa’s Centretown 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 230-232 Lisgar Street in Ottawa’s Centretown neighbourhood. At the time of this report’s preparation, 230-232 Lisgar are identified as Contributing Resources within the Centertown and Minto Park Heritage Conservation Districts.

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 4.5.2.

01 02

METHODOLOGY

Requirements for a CHIS document include: a description of the properties, their 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” assets; potential opportunities for mitigation to reduce the impact upon the “heritage” assets; 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>.

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 230-232 LISGAR STREET IN OTTAWA'S CENTRETOWN NEIGHBOURHOOD

THE PROPONENT IS ALBERT FALSETTO

SITE DESCRIPTION

The proposed project at 230-232 Lisgar Street is located in the Centretown neighbourhood, in central Ottawa. The area is characterised by a mix of low to mid-rise detached homes and apartments, and mid-rise office buildings, ranging between two and 12-storeys. The affected property includes two detached structures fronting Lisgar Street, including two, 2-storey Victorian style houses that currently function as rental properties, complete with surface parking in the front yard.

Both 230-232 are consistent with Gable Front houses, or cottages, prevalent across Centretown, particularly Centretown West. These types of properties frequently appear in clusters of identical or similar houses.

- 1 The front façades of 230 and 232 Lisgar Street showing gabled roofs. *MTBA*



- 2 230 Lisgar Street showing the brick addition to the front façade. MTBA



- 3 232 Lisgar Street showing original Victoria era façade with predominate use of red brick. MTBA



230 and 232 Lisgar Street are both 2.5-storeys, with front-facing gable roof, clad in brick and consistent window aperture of 4-5 openings. However, a brick addition was added to the front of 230 Lisgar (date unknown). The properties have a rectangular footprint, and 232 has an entrance porch. The properties are located towards the centre of Lisgar Street, a small residential street that connects the neighbourhood to Bronson Avenue to the west and to the Ottawa City Hall in the East.

Lisgar Street, formerly known as Bidy Street, was established by 1856, and the first development in the area bound by Lisgar, Cooper, Metcalfe, and O’Conner Streets occurred in the 1870s with the construction of a few single-family detached homes. By 1900 the area was established as a primary residential neighbourhood and was occupied by a mix of detached and side-by-side homes. 230 and 232 Lisgar Street are within the boundary of the Centretown Heritage Conservation District (HCD) and several properties in the immediate area have been listed on the Ottawa Heritage Register and under the Ontario Heritage Act.

Currently, Lisgar Street still functions as a primary residential neighbourhood. However, the detached and side-by-side houses have been largely replaced with multi-storey

apartment buildings and offices. The area has lost some connection to the street, however there is still a strong sense of walkability and access to community amenities.

CURRENT CONDITIONS/INTRODUCTION TO DEVELOPMENT SITE

The subject properties of 230-232 Lisgar Street include two pre-1888 brick Victorian buildings that currently function as rental properties. Prior to this current use, they were private residences. A 2-storey brick addition was added to the front of 230 Lisgar between 1928-1965. A one-half-storey wooden addition was added to the back of 232 Lisgar between 1958-1965. The surrounding area adjacent to the houses has been paved over and functions as parking with little-to-no vegetation present.

The properties are within the Centretown Heritage Conservation District, representing pre-1915 residential typologies, and are Contributing Properties to the HCD Plan. According to the Centretown HCD Plan (2022)¹, Contributing Properties are considered to have design, historic and/or associative value or contextual value and classified as Significant Resources. These properties are intended to be retained and conserved in the interest of the Heritage Conservation District.

- 4 Map showing location of 230-232 Lisgar Street within the boundaries of the Centretown HCD.

It is important to note other neighbouring resources not defined by the HCD that bring an added value. Designations for resources within proximity include National Historic Sites (NHS), Federal Heritage Buildings (FHBRO) or Individually designated properties (Part IV of the OHA).



LEGEND

- SITE**
- RIDEAU CANAL (NHS/WHS)**
- OTHER HCD**
- CENTRETOWN HCD**
- PARKS AND GREENSPACE**

OTHER IMPORTANT NEIGHBOURING SITES:

1. FORMER TEACHER'S COLLEGE (NHS)
2. KNOX PRESBYTERIAN CHURCH (NOT DESIGNATED, HCD)
3. MEDICAL SCIENCES BUILDING (PART IV OHA)
4. DOMINION CHALMER'S (NOT DESIGNATED, HCD)
5. THE SHEFFORD HERITAGE (PART IV OHA)
6. LISGAR COLLEGIATE (PART IV OHA)
7. PARLIAMENT HILL (FHRBO)
8. NATIONAL ARTS CENTRE (FHBRO)
9. CARTIER DRILL HALL (FHBRO)
10. BANK OF NOVA SCOTIA (FHRBO)

¹ More on the City of Ottawa's definition of Contributing Properties in the Centretown HCD can be found on page 16 of the *Centretown and Minto Park HCD Plan (2022-draft)*.

5 230-232 Lisgar Street showing front façades. *MTBA*



6 Brick addition to the front of 230 Lisgar. *MTBA*



7 Close up of brick addition to the front of 230 Lisgar showing the connection between old and new. *MTBA*



- 8 East façade of 230 Lisgar showing painted brick and existing openings. MTBA



- 9 Back addition of 232 Lisgar with cement parging and vinyl siding. MTBA



- 10 South and East façades of 230 Lisgar (rear portion). MTBA



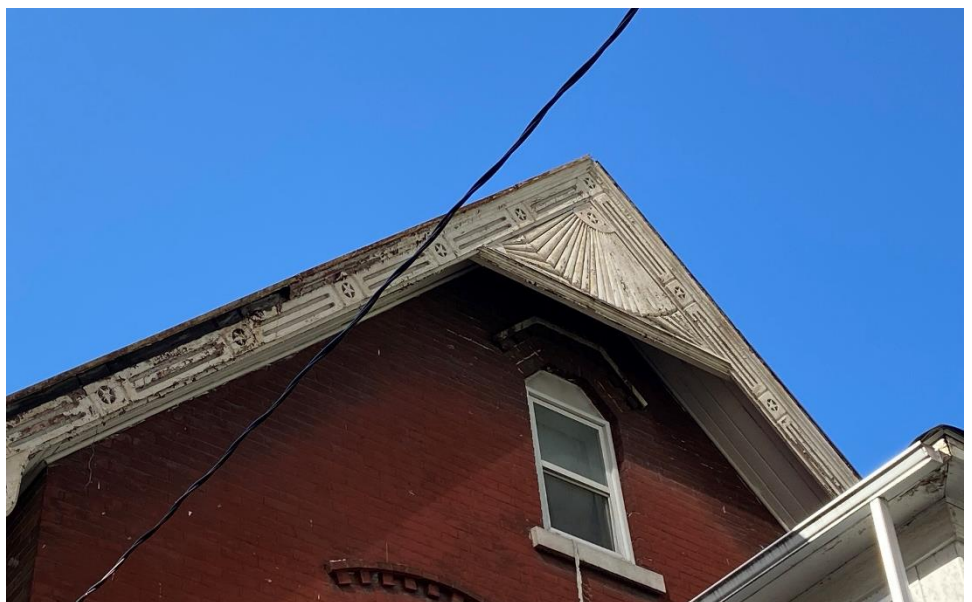
11 Roof and chimney of 230 Lisgar. *MTBA*



12 Front façade of 232 Lisgar showing wooden sunroom. *MTBA*



13 Front façade of 232 Lisgar showing decorative wooden gable pediment. Detailing to be reinterpreted within new development via metal jamb panels. *MTBA*



14 Front façade of 232 Lisgar showing fascia detailing. *MTBA*



15 Front façade of 232 Lisgar showing entrance porch. *MTBA*



16 Streetview looking east down Lisgar Street. *MTBA*



17 Looking west down Lisgar Street with 234 Lisgar Street in the left foreground. MTBA



18 Streetview looking south down Elgin Street. MTBA



19 Streetview looking north up Bank Street. MTBA



20 View of 250-252 Lisgar Street located west of 230-232 Lisgar. *MTBA*



21 View of development on Nepean Street. *MTBA*



22 View of Tribeca development on Metcalfe Street. *MTBA*



BACKGROUND RESEARCH & ANALYSIS

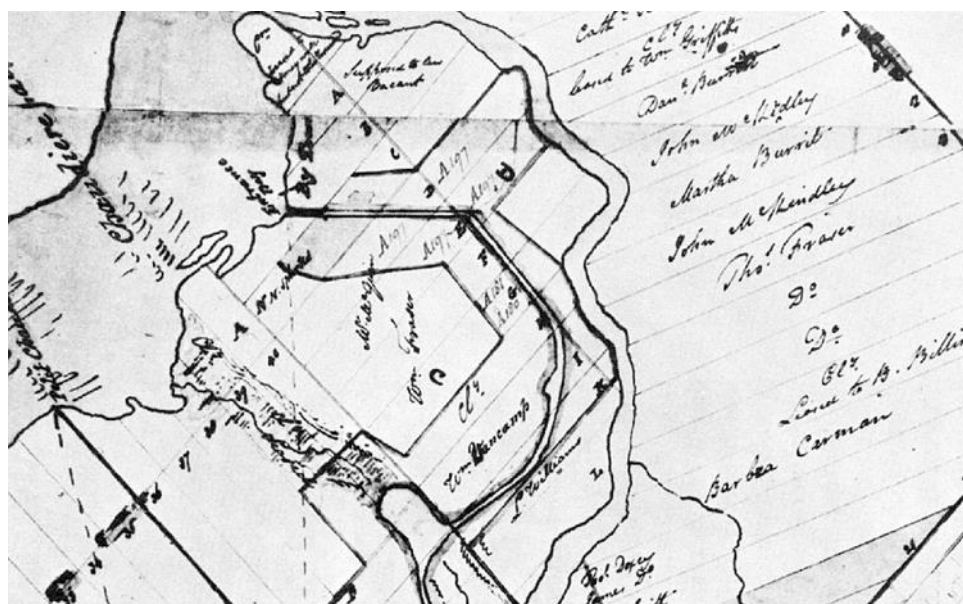
230-232 Lisgar Street are currently occupied by two Victorian era houses

03 01

GENERAL HISTORICAL OVERVIEW

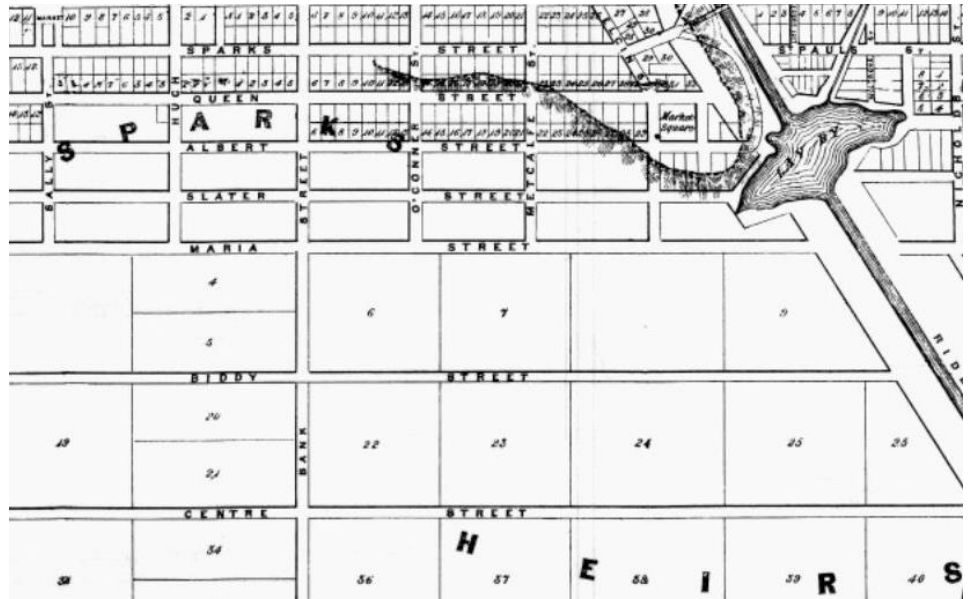
The subject properties, at 230-232 Lisgar Street, are located in the Ottawa neighbourhood of Centretown, on Lisgar Street. The site connects to the City Hall and Courthouse lands in the east and Bronson Avenue in the west. Centretown, as part of the City of Ottawa, was built on un-ceded Algonquin Anishinabe territory. In 1832, the land was acquired by Colonel By, and thereafter referred to as the By Estate. Prior to 1875, most of the area was reserved for military purposes and land use was limited to canal construction. During the later part of the 19th century, and beginning of the 20th century, the area began to develop into districts, linked largely to the functions of nearby Parliament Hill.

23 1828 Map drawn for Col. Durnford of the Royal Engineers. The label "C1" identifies the "Clergy Reserve" which later became "The Glebe". The water course shown is the natural drainage before the construction of the Rideau Canal. Walker – Carleton Saga – page 156.



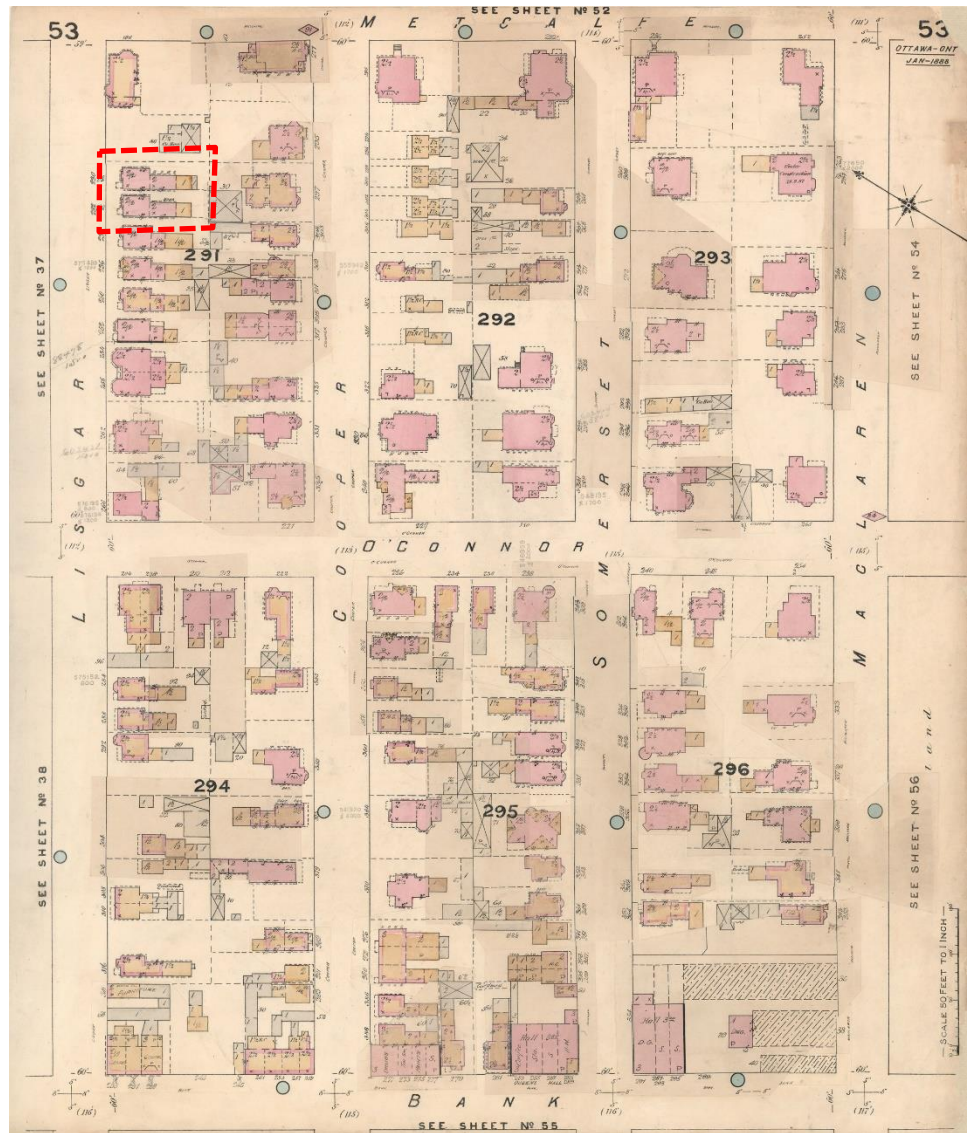
The development of the area was residential, even though the concept of separate residential neighbourhood close to the downtown core was rare in cities at the time. The concept became increasingly popular in Canadian cities as the 19th century ended. The area provided walk-to-work accommodation for Parliament Hill and nearby government offices.

- 24 1856 Map of Ottawa showing the development of the city into grids and the construction of Biddy Street (Lisgar Street). *Historic Urban Plans*



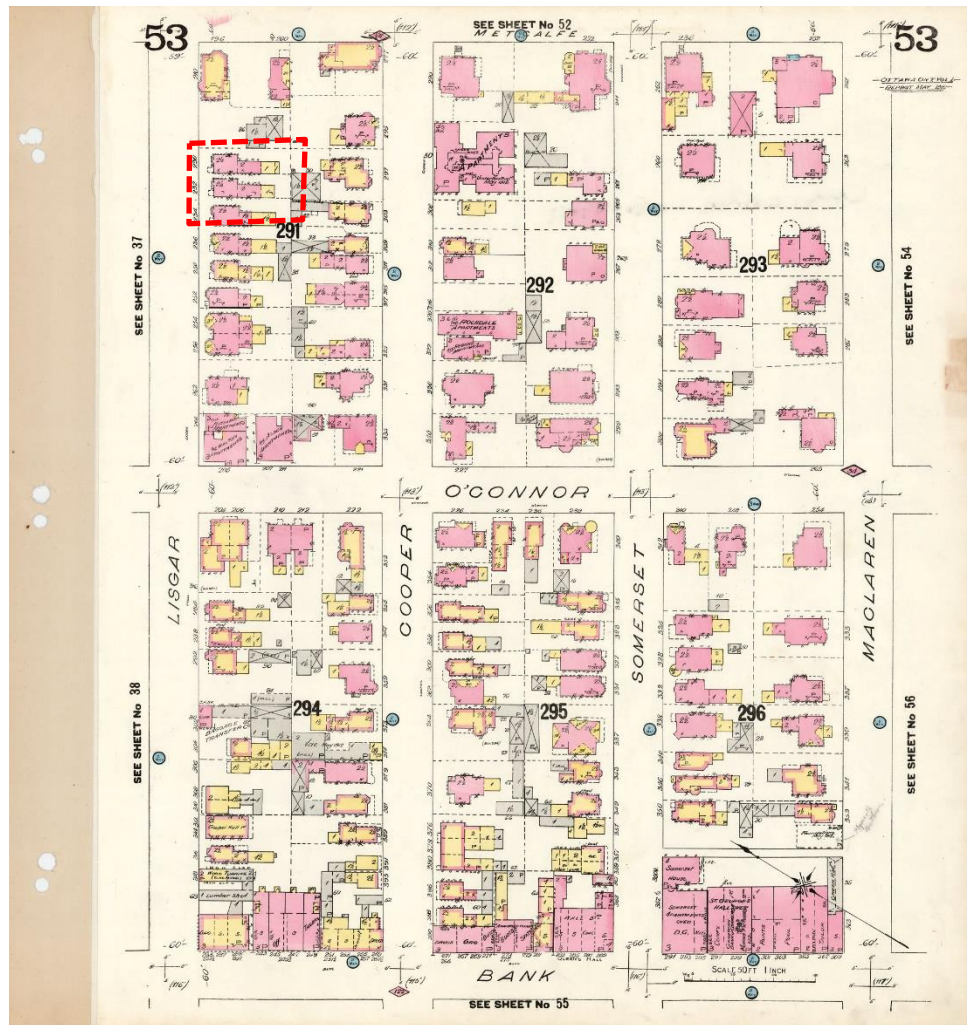
Both 230 and 232 Lisgar were built in approximately 1888, and the first residents appear in the Ottawa City Directory that year. The properties were residential, housing several individuals involved in business, teaching and religious professions.

- 25 Both 230 and 232 Lisgar Street had been constructed by 1888, as shown on the fire insurance plan (revised 1901). The surrounding lots had also been filled in with detached single-family homes. *Library and Archives Canada*



Surrounding properties were similarly built detached red brick houses, with two main masses and wooden portions at the back. Strict front yard setbacks and lot sizes were also prevalent, with a few larger houses at street corners.

26 The 1902 (revised 1912) fire insurance plans show the start of the redevelopment of the neighbourhood into mid-rise buildings. The Shefford apartment complex is seen fully constructed, replacing three houses. *Library and Archives Canada*



By 1912, apartment buildings had begun to replace houses and Bank Street had been established as a commercial strip.

- 27 Const. Dennis Cunningham standing next to a steer he shot on Lisgar Street on June 1st, 1955. 230 and 232 Lisgar Street are visible in the background. *City of Ottawa Archives*



At some point between 1955 and 2009 (possibly before 1965 based on aerial photos), a brick front addition was added to 230 Lisgar Street, and at least part of the building was converted into the Podiatry Office of Dr. J. Faloon. Decorative shutters were added to the façade on the first and second floors, however, the small window on the third floor is still visible. The building appears to have remained the that way until it was sold as Commercial real estate in 2014. However, the shutters were removed.

- 28 The front façade of 230 Lisgar Street in 2007. *Google Maps*



29 The front façade of 232 Lisgar Street in the 1990s. *City of Ottawa Archives*



The Victorian era detached houses, like the properties at 230-232 Lisgar Street, are representative of the history and evolution of Centretown and serve to maintain a sense of walkability, pedestrian scale and community in the neighbourhood.

NEIGHBOURHOOD CONTEXT

ABOUT THE IMMEDIATE NEIGHBOURHOOD

Modern-day Lisgar Street (previously Biddy Street) dates back to the mid 1800s as part of the By Estate that was acquired by Sir. Colonel By from the Township of Nepean for the construction of the Rideau Canal. The By Estate was sold to the city of Ottawa in 1875 under developmental pressure and was subdivided into residential lots. Soon after, a few single-family red brick detached homes were constructed, signalling the start of the neighbourhood. By 1900, most residential lots had been developed into a mix of detached and side-by-side houses and served mainly as residences for public workers. To the west of the neighbourhood, the introduction of the electric streetcar on Bank Street led to the construction of a large number of commercial buildings and detached dwellings. To the east, Elgin Street also developed to a lesser extent as a commercial throughfare. In 1912 the Shefford was constructed, introducing apartment blocks to the neighbourhood, and Bank Street had been fully developed into a commercial strip. There was also the establishment of a few Presbyterian religious buildings in the area, such as Dominion Chalmers and Knox Church. Further development of the area occurred in the 1920s and 1930s with the construction of mid-rise apartment buildings, such as the Duncannon. The 1960s saw the demolition of a significant number of buildings and their replacement by mid-rise apartments and office buildings in intensification efforts by the City of Ottawa. Today, Central Centretown is a mix of distinct architectural styles from countless eras, due to the periods of rapid development and change, but its original intent as a residential community hasn't changed.

GENERAL HISTORICAL OVERVIEW

Lisgar Street's Residential Zone status is characterized by its one-and-a-half to two-and-a-half storey Victorian era houses and mid-rise, early 19th century, brick apartment buildings. The area has undergone various periods of intensification, with the development of apartment blocks in the 1910s and 1930s, and the development of mid-rise apartment buildings and offices in the 1960s and 70s. The development of mid to high-rise residential buildings and offices and vehicular-centric development respects the original grid block layout, plan, and setbacks. However, the replacement of the original soft scaping of the front yards with hardscaping, and the demolition and replacement of many of the red-brick Victorian era houses has resulted in the loss of heritage character and walkability.

30 Elgin Street in Winter, 1893. *City of Ottawa Archives*



31 Construction of Bank Street Subway, 1907. *City of Ottawa Archives*



32 St. George's Hall, 299 Bank Street, and Peter Stewart paints at 301 Bank Street, 1910s. *City of Ottawa Archives*



33 By 1938, the residential character of Lisgar Street has been fully established and modern amenities introduced. *PastOttawa*



34 The Duncannon 1938, looking down Cooper Street from Metcalfe Street. *PastOttawa*



35 Line-up of motorists at the Ontario License Bureau on Lisgar Street, March 13, 1957. *City of Ottawa Archives*



36 O'Connor Street at Lisgar Street, Date Unknown. *PastOttawa*



HISTORICAL AERIAL PHOTOGRAPHS

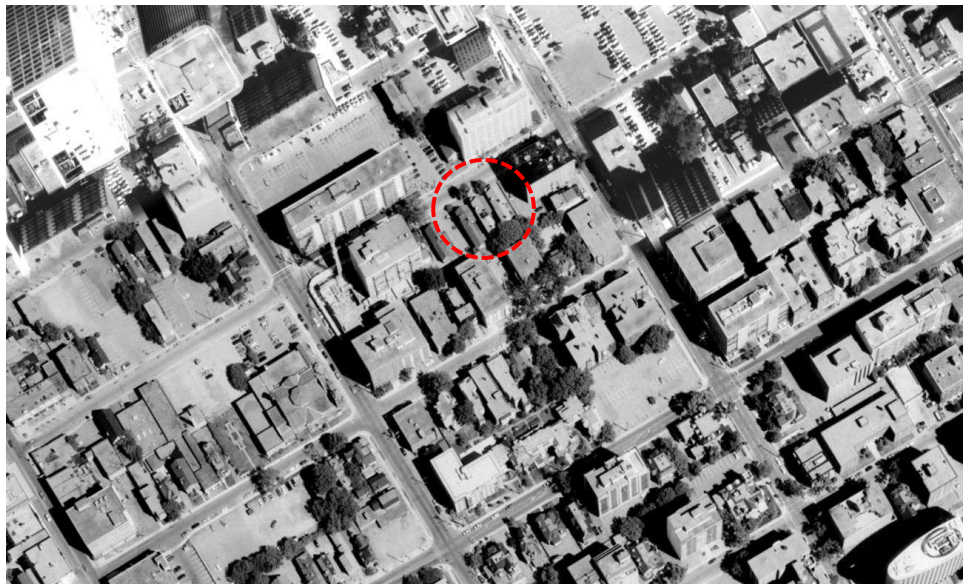
37 Aerial Photograph 1928. *GeoOttawa*

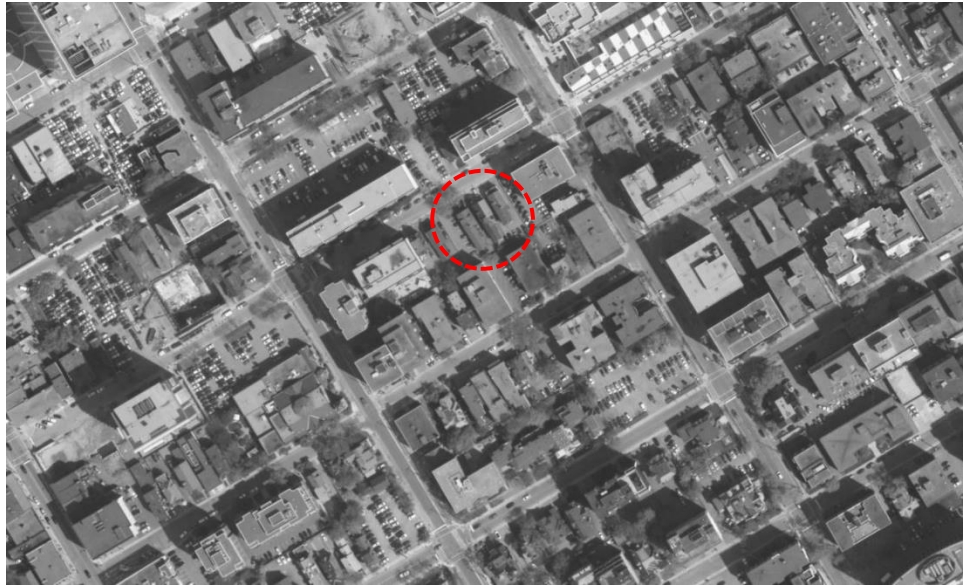


38 Aerial Photograph 1965. *GeoOttawa*



39 Aerial Photograph 1991. *GeoOttawa*



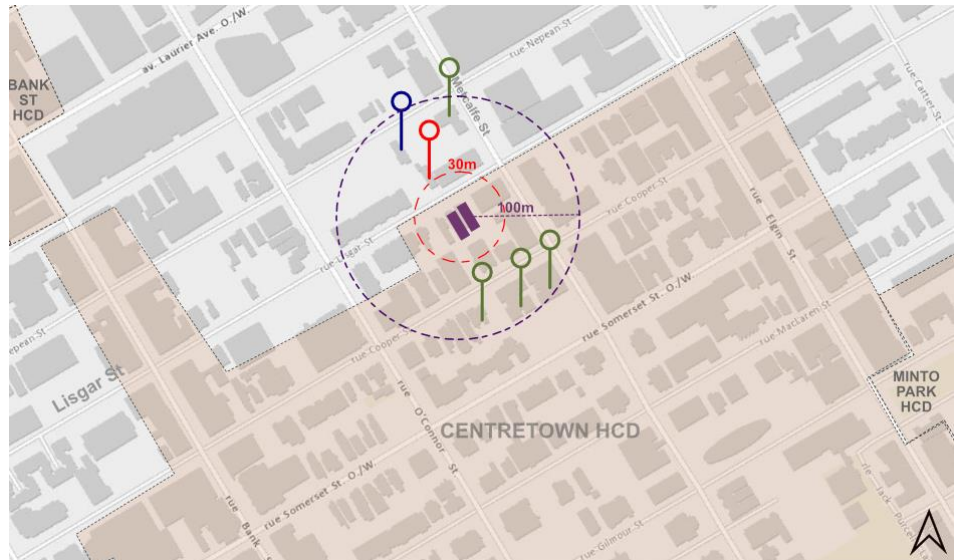


HERITAGE RESOURCES IN THE SURROUNDING AREA

Six 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 Register. 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.

41 Map of subject site, showing heritage properties within a 100m radius.

The properties located at 230-232 Lisgar Street, are part of the Centretown heritage district, designated under Part V of the Ontario Heritage Act. The surrounding heritage resources include individually designated buildings (part IV) and buildings listed on the municipal heritage register.



LEGEND

- SUBJECT PROPERTIES
- POTENTIALLY IMPACTED PROPERTY WITHIN ANALYSIS RADIUS
- NEARBY HERITAGE PROPERTIES (MUNICIPAL REGISTER) OUTSIDE THE ANALYSIS RADIUS
- NEARBY PART IV HERITAGE PROPERTIES OUTSIDE THE ANALYSIS RADIUS
- CENTRETOWN HCD (PART V)

03 04 01

231 LISGAR IS LOCATED DIRECTLY ACROSS LISGAR STREET FROM THE SUBJECT PROPERTIES

231 LISGAR STREET, OAKTREE HEALTH

The property at 231 Lisgar Street was built in 1892 as a private residence. It was designed in the Gothic Revival Style with elements of the Queen Anne Revival Style, characterised by its gable roofline, wooden fascia, and ornate brickwork. The one-and-a-half storey house features a rough stone foundation, stone lintels, decorative brick dentils, keystones and arches, and ornate carved wooden fascia. The building consists of two main masses, the original portion at the front and a more contemporary addition at the back. The building establishes a sense of hierarchy by giving more emphasis to the façade fronting Lisgar Street, using decorative elements and large windows, while the side and back façades are more simplistic.

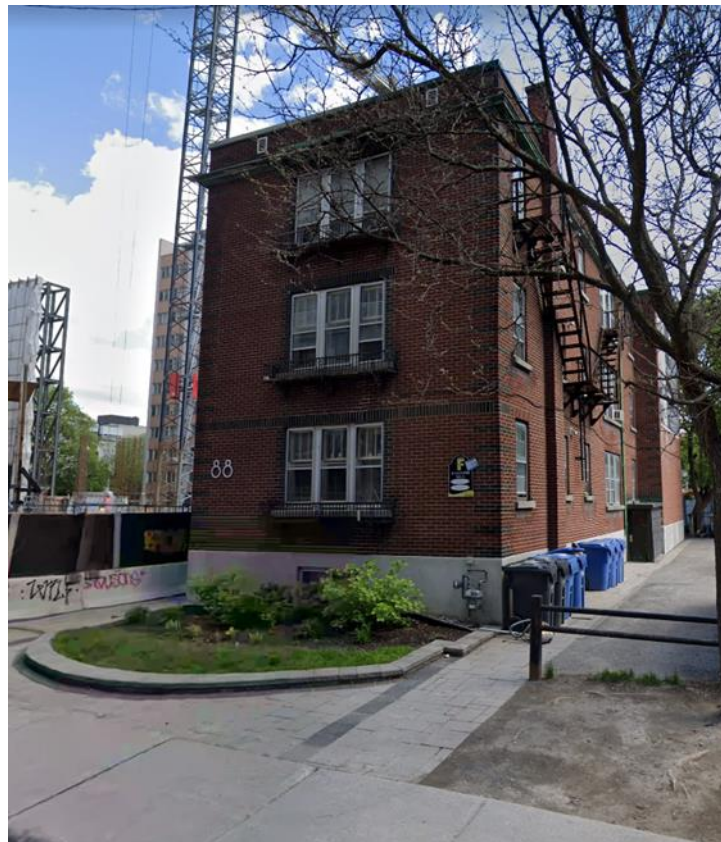
- 42 231 Lisgar Street, listed under the City of Ottawa Heritage Reference List.
MTBA



88 NEPEAN STREET, MACKLYN APARTMENTS

The property at 88 Nepean Street was constructed in the years between 1922 and 1948 as a multi-unit residential building. Designed in the Art Deco Style with Vernacular influences, the building is characterized by its flat roof, simple profile, and metal and brick detailing. The 3-storey, brick building features a smooth concrete foundation, stone lintels with metal window boxes, a decorative wooden cornice, and contrasting black bricks that highlight corners and windows. The building consists of one main mass with regularly spaced windows. The building establishes a sense of hierarchy by giving more emphasis to the façade fronting Nepean Street using decorative elements and large windows, while the side and back facades are more simplistic.

- 43 88 Nepean Street, listed under the City of Ottawa Heritage Reference List.
MTBA



310 COOPER STREET

The property at 310 Cooper Street is listed under Part IV of the Ontario Heritage Act. The one-and-a-half storey brick veneer building was built in 1879-80 and consists of an eclectic mix of Victoria Era Styles, such as Neoclassic, Tudor, etc... where a sense of symmetry is clear through the regular rhythm of the windows and classical elements on the front porch. It features elements such as, a 1-storey bay window, arched window and door openings, an ornately cut bargeboard, and the use of a one course corbelled brick decorative band. The building establishes a sense of hierarchy by giving more emphasis to the façade fronting Cooper Street using decorative elements and large windows, while the side and back façades are more simplistic.

- 44 310 Cooper Street, designated under Part IV of the Ontario Heritage Act.
MTBA



300 COOPER STREET, SHEFFORD

The Shefford at 300 Cooper Street is listed under Part IV of the Ontario Heritage Act. Built in 1912, by architects Taylor & Horwood, it is one Ottawa's earliest large-scale apartment buildings, and has been inhabited by many Canadians of note, including the Right Honourable Joe Clark, and author Timothy Findley. The building is a 5-storey H-shaped, red brick structure, with a clear sense of hierarchy in its heavy stone foundations and channelled brick masonry, emphasizing the foundation storey through a stone belt course. The interior of the building is not designated as it has been heavily modified during its role over the years as an active apartment building. The exterior of the building features many classically inspired elements, such as a portico with Tuscan columns, pedimented pavilions, pilasters, and a cornice with large modillions. The front façade also features iron balconies, a decorative glass transom over the double entrance doors, and decorative lamp standards. The building's monumental scale and simple detailing are typical of apartment building design of the era. In 1991, the Shefford Housing Cooperative Inc. purchased and renovated the building with financial support from the Ontario Ministry of Housing, and it was designated a historic property in 1992.

45 The Shefford, designated under Part IV of the Ontario Heritage Act. *MTBA*



216 METCALFE, THE DUNCANNON

The Duncannon is individually designated under Part IV of the Ontario Heritage Act. Built in 1931, it was designed as an upscale apartment building by the well-known Ottawa architectural firm of Burgess and Gardner. The building is representative of the increase in density of Centretown after World War One and the informal development of Metcalfe Street as a ceremonial route from the Museum of Nature to Parliament Hill. Throughout its history, the Duncannon attracted many Canadians of note, including photographer Yosuf Karsh, and the Hon. George Black, Speaker of the House of Commons. The building is a 4-storey H-shaped, red brick, flat roofed structure with a high basement and is unified by broad horizontal cut bands on the north and east façades. The interior of the building is not designated as it has undergone modifications throughout its years of continuous operation as an active apartment building. The exterior of the building displays a clear hierarchy, through shallow pilasters, blind arches and stone detailing that emphasize the Metcalfe Street façade and give the building a castle-like appearance. Also, the subtle variations in details, intricate glass work, decorative ironwork, Indiana limestone entrance way and courtyard design serve to convey a strong impression of tradition, power, and security. Designated as a historic property in 1996, the Duncannon continues its role as a Centretown luxury apartment in high demand.

46 The Duncannon, designated under Part IV of the Ontario Heritage Act. *MTBA*

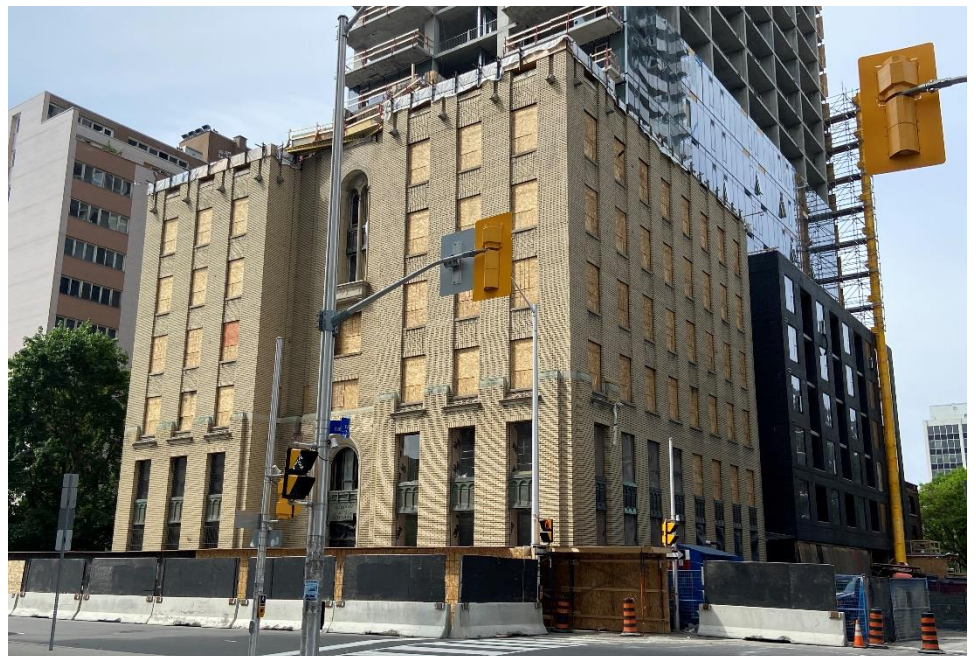


180 METCALFE, MEDICAL ARTS BUILDING

The Medical Arts Building at 180 Metcalfe Street, is a two part 6-storey brick office building constructed in 1928. It is designated under Part IV of the Ontario Heritage Act, as an example of an art-deco style and its historical associations with Ottawa Architect W.E. Noffke. It follows the timely trend of being a purpose-built office building and has contextual significance as a landmark, prominently located on the corner of Nepean and Metcalfe Streets. It is a steel structured building with brick cladding with a limestone foundation and drip edge. It has a large copper frieze indicating “Medical Arts Building.”

Recently, the building has undergone a significant rehabilitation, inclusive of an attached condominium tower development.

- 47 Part IV designated Heritage Building at 180 Metcalfe, under rehabilitation with the adjacent Condominium tower.
MTBA



ABOUT THE LARGER AREA

Centretown is a mostly residential neighbourhood consisting mostly of low density residential, developed mainly between 1890 and 1914. The neighbourhood was built to provide housing within walking distance of Parliament Hill and nearby government offices for the expanding civil service. It is one of the oldest residential neighbourhoods in Ottawa and has strong historical ties to Ottawa's role as the national capital.

There are a significant number of heritage and historic buildings throughout the neighbourhood, both within the existing Heritage Conservation Districts (HCD) and beyond. Centretown includes two existing Heritage Conservation Districts (HCD): the Centretown HCD (designated under Part V of the Ontario Heritage Act in 1997) and the Minto Park HCD (designated in 1988). In May 2022, the Centretown and Minto Park Heritage Conservation District Plan was completed. The purpose of the HCD Plan is to provide guidance on the conservation of cultural heritage value of both the Centretown and Minto Park Districts.

The Centretown Heritage Conservation District (HCD) was designated in 1997 through By-law 269-97. It consists of the central core of the larger Centretown neighbourhood, located immediately south of Parliament Hill. The current boundaries of the HCD were determined when the district was designated and were not updated in the 2022 Plan. The District, a part of the much larger Centretown neighbourhood, includes over 600 properties, including 15 properties designated under Part IV of the Ontario Heritage Act and two National Historic Sites. The Minto Park Heritage Conservation District was designated in 1988, as a result of a community initiative, and consists of the City-owned park bounded by Elgin, Gilmour, Cartier and Lewis Streets and the surrounding properties.

The properties at 230-232 Lisgar are part of the existing Centretown Heritage Conservation District.

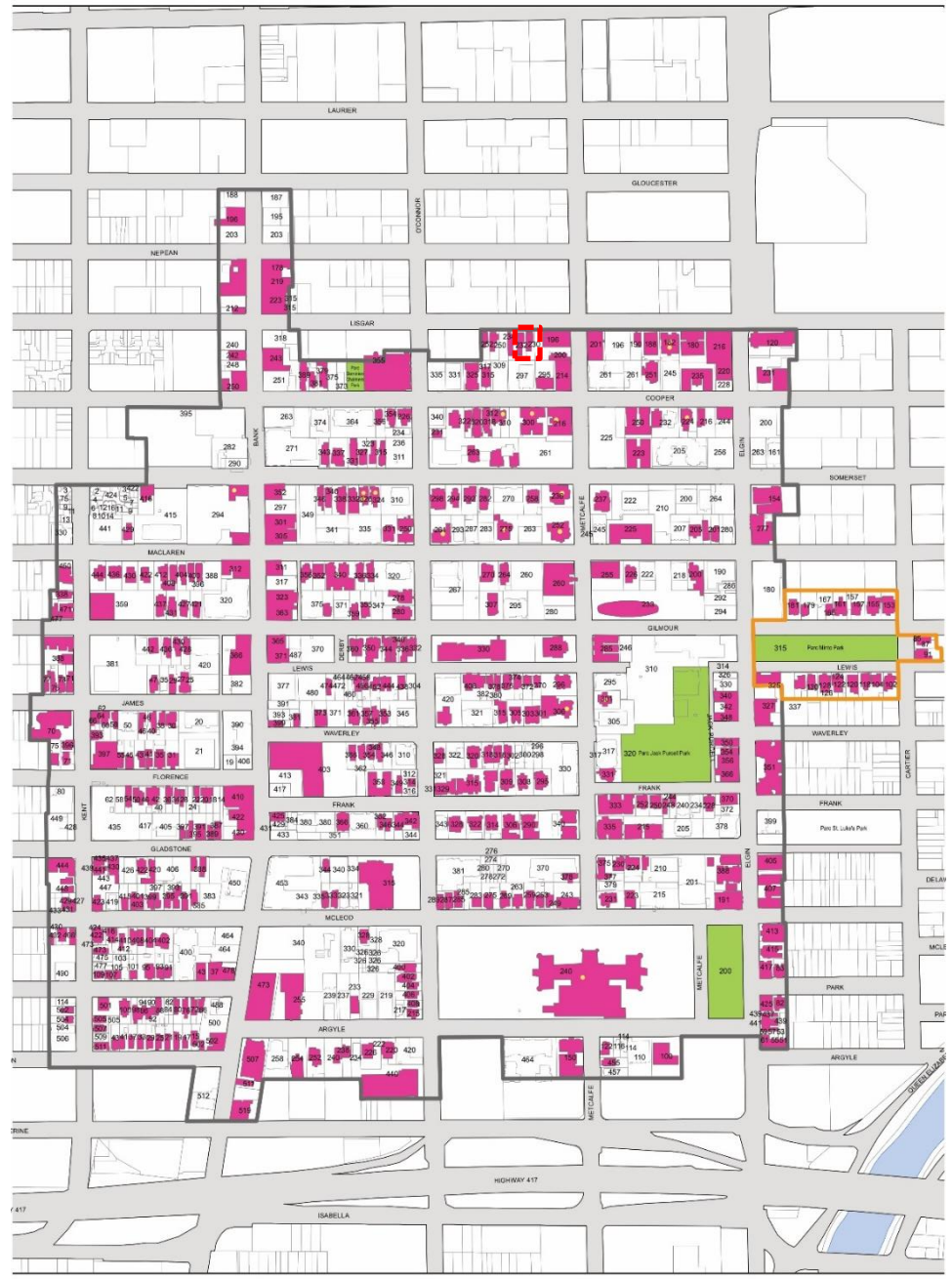
CENTRETOWN HERITAGE CONSERVATION DISTRICT

Centretown, as part of the City of Ottawa, is built on unceded Algonquin Anishinaabe territory. The peoples of the Algonquin Anishinaabe Nation have lived on this territory for millennia. The cultural heritage value of the Centretown Heritage Conservation District (HCD) lies in its role as an early residential neighbourhood, with a mix of housing types, including large architect-designed houses for the wealthy, primarily located along Metcalfe Street leading to the Victoria Memorial Museum (now known as the Canadian Museum of Nature), high style and vernacular detached dwellings, row houses, and apartment buildings constructed for the middle class, and small working class dwellings.

The HCD also has a high concentration of early 20th century apartment buildings constructed to house members of Ottawa's growing middle class, many of whom worked in the public service and were arriving to the city in the early decades of the 20th century, looking for work and respectable housing close to Parliament Hill and downtown federal office buildings. Centretown is also distinguished by two commercial main streets: Bank Street, which runs through the core of the Centretown HCD, and Elgin Street that defines the east boundary adjacent to Minto Park. Gladstone Avenue, an east-west street, also has commercial buildings between Bank and Kent Streets (this portion of Gladstone also had streetcar service until 1951).

The new Centretown Heritage Conservation District Plan was adapted under by-law 2022-278 in August 2023.

48 Centretown and Minto Park Heritage Conservation Districts map. Subject properties outlined in red. *City of Ottawa Heritage Conservation Plan Document*



**Centretown and Minto Park Heritage Conservation Districts /
Secteur de Conservation des Biens Culturels - Centretown et Parc Minto**

- Centretown Heritage Conservation District Boundary /
Secteur de Conservation des Biens Culturels - Centretown
- Minto Park Heritage Conservation District Boundary /
Secteur de Conservation des Biens Culturels - Parc Minto
- Contributing building /
Bâtiment contribuant à la valeur patrimoniale
- Contributing park /
Parc contribuant à la valeur patrimoniale
- Individually Designated Buildings Part IV of OHA /
Édifices désignés individuellement Partie IV

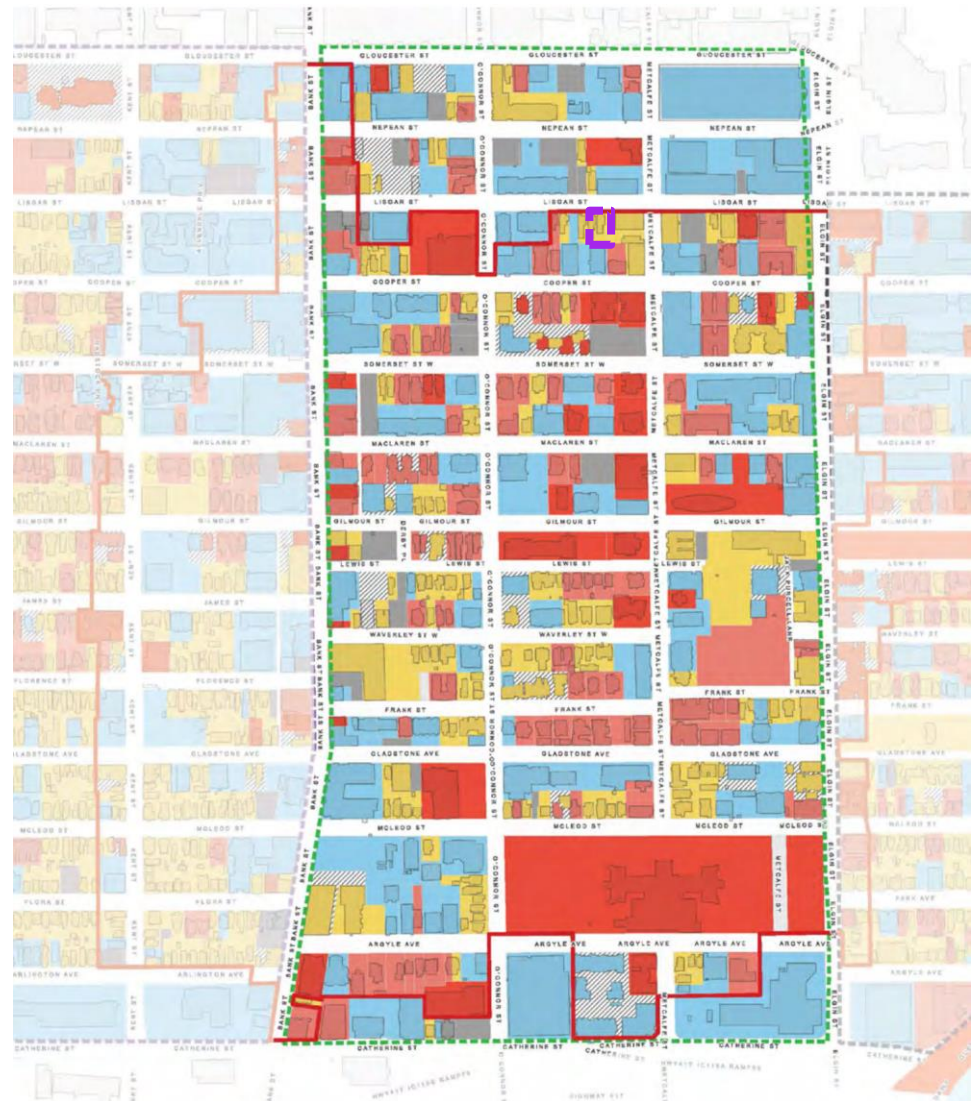
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Planning, Infrastructure and Economic Development Department,
Géographie, Analyse, Technologie et Solutions
Services de la planification, de l'infrastructure et du développement économique,
Analyse géographique, technologie et solutions

49 Centretown Central Character Area Heritage Value Study. The affected properties are outlined in purple. *HCD Study completed by ERA for the City of Ottawa*

PROPERTY VALUE LEGEND

- SR - Significant Resource
- CDR - Character-Defining Resource
- CSR - Character-Supporting Resource
- NC - No Classification
- VI - Vacant at time of Centretown Inventory
- HCD Boundary
- West of Bank Character Area
- Central Centretown Character Area
- Golden Triangle Character Area
- Multi-Parcel Property



03 05 02

ELGIN STREET

The Elgin Street context includes part of Confederation Boulevard and the National Capital Commission’s ceremonial route. The Laurier Street intersection marks the end of a series of important civic and cultural buildings along Elgin, including Ottawa City Hall, Ottawa Courthouse, the National Arts Centre, the Lord Elgin, Confederation Park and the National War Memorial.

The south part of Elgin Street is characteristic of lower-rise, multi-use buildings with a significant concentration of restaurants and local businesses. This area was the historic location of Ottawa’s first streetcars, which ran along Elgin, Bank and Wellington Streets, establishing these roads as commercial hubs. Though in absence of streetcars today, this section of the Elgin streetscape still provides most services for residents of the downtown area, Centretown and the Golden Triangle. The variety of building types illustrates the street’s evolution over the 20th century, including prominent early 20th century religious buildings such as the Knox Presbyterian Church, the First Baptist Church and St Mark’s United Church.

- 50 Typical street character along Elgin Street at Cooper. The buildings along Elgin Street, south of Lisgar, are included in the Centretown HCD. *MTBA*



- 51 Typical street character of Elgin Street north of Lisgar Street. Knox Presbyterian church visible, as part of the Centretown HCD. *MTBA*



- 52 Map showing the historic streetcar locations in Ottawa c.1909. *CBC News, City of Ottawa*



BANK STREET

Bank Street is located west of the subject site, with a series of mixed-use building typologies. Bank Street historically held one of Ottawa’s earliest streetcars, providing Main Street qualities still evident today. Bank Street remains predominantly low to mid-rise within Centretown, with recent higher density developments along parallel neighbourhoods.

53 View of Bank Street mixed-use storefronts and distinct building typologies. *MTBA*



54 Typical street character within the Bank Street HCD. *MTBA*



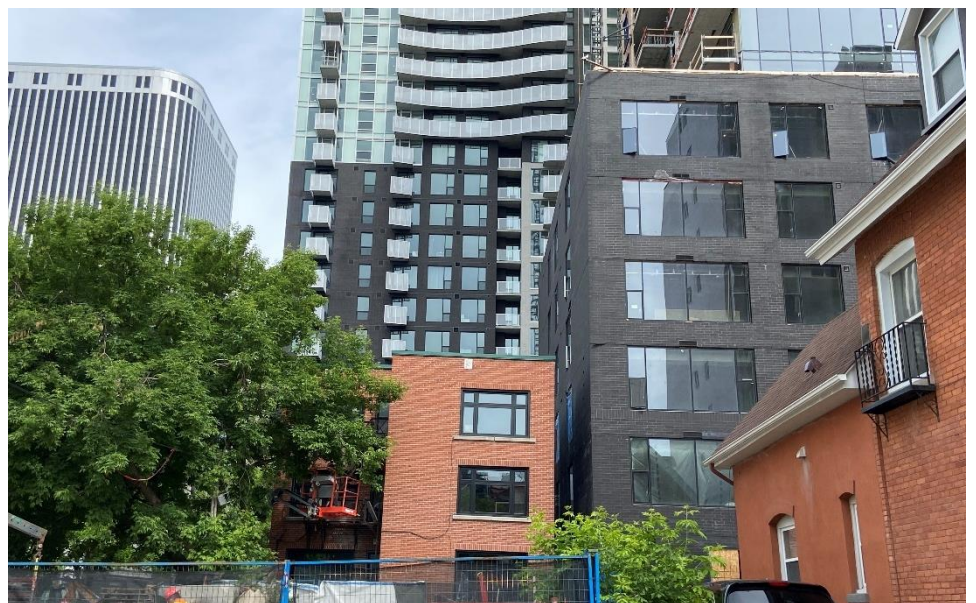
CENTRETOWN DEVELOPMENT AND RESIDENTIAL NEIGHBOURHOOD

Areas north of Lisgar Street fall outside of the Centretown Heritage District and have seen a considerable amount of development in recent years. Zoning height allowances beyond Bank and Elgin Streets show a concentration of high-rise residential buildings between the two main streets.

- 55 Image showing a gabled home from the early 20th century, surrounded by high-rise development, just outside the Centretown HCD along Nepean Street. *MTBA*



- 56 Neighbouring high rise development along Nepean Street, encircling the property at 88 Nepean, a municipal heritage building. *MTBA*



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 resources on the affected property are 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

The properties at 230-232 Lisgar Street are part of the larger Centretown and Minto Park Heritage Conservation Districts (designated under Part V of the Ontario Heritage Act). The report's authors provide herein a preliminary analysis of potential character-defining elements of the subject properties at 230-232 Lisgar Street, and a perceived statement of significance. The properties are contributing properties within the Centretown Heritage Conservation District. The purpose of preparing this overview is to establish a baseline to analyze the potential impact of the proposed development. Refer to Section 03 04 for more information on heritage properties in the surrounding area.

04 02

230-232 LISGAR STREET

04 02 01

CONTRIBUTING HERITAGE PROPERTIES

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 overtime.

04 02 02

PERCEIVED ARCHITECTURAL CHARACTER-DEFINING ELEMENTS

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 230 Lisgar include:

- the exposed rough stone foundation;
- the hexagonal arch window opening on the front façade;
- the decorative brick hexagonal arch above the hexagonal arched window;
- the smooth stone window sills and lintels on all façades;
- the brick chimney on the roof of the original massing; and,
- the gabled dormer on the roof of the original massing.

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.

04 02 03

ENVIRONMENTAL CHARACTER-DEFINING ELEMENTS

- the interstitial space between exterior and interior through front porches (232 Lisgar only);
- the consistent setback from the street, demonstrating clear planning principles; and,
- the prevalence of the Gable-Front housing typology across Centretown, particularly Centretown West, and the appearance in a cluster of identical houses.

04 02 04

PERCEIVED HISTORICAL/ASSOCIATIVE CHARACTER-DEFINING ELEMENTS

- Structure speaks to the development of Lisgar Street as a residential neighbourhood during a significant period in the growth of Ottawa as the governmental centre of Canada; and,
- Structure speaks to the predominant use of Rideau red clay decorative brick veneer with trim details in stone and wood, related to the new prosperity of the expanding national capital and the availability of excellent building materials.

05

RELEVANT HERITAGE CONSERVATION DISTRICT CONSIDERATIONS

The subject properties at 230-232 Lisgar Street are within the Centretown Heritage Conservation District

05 01

INTRODUCTION

To establish the impact of the proposed development, it is important to define the relevant policies and guidelines from the 2022 Centretown Heritage Conservation District Plan. Included within this section is a summary of the relevant policies and guidelines complete with short commentaries where important. This content is supplemented by Section 07 that focuses specifically on the proposed development and the HCD Guidelines for New Construction.

05 01 01

REFER TO PLANNING RATIONALE AND URBAN DESIGN BRIEF FOR MORE INFORMATION ON HOW THE PROPOSED DEVELOPMENT SUPPORTS BROADER CITY-BUILDING GOALS

A NOTE RELATED TO LARGER CITY BUILDING GOALS

These properties contribute to the districts' heritage character within the HCD plan and were identified as "character-supporting resources", that supported the preparation of the new HCD Plan. 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.)

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.

05 02

INCLUDED HEREIN ARE RELEVANT
POLICIES AND GUIDELINES FROM
SECTION 5 IN THE HCD PLAN

05 02 01

POLICIES AND GUIDELINES FOR MANAGING CHANGE

Demolition of Contributing buildings as defined in Section 3.5 will not normally be supported. In order to be considered, applications must meet the prescribed criteria as outlined in Section 5 of the HCD Plan.

POLICIES

1. Demolition, relocation or partial demolition of Contributing properties will not normally be supported.

MTBA COMMENTARY

The purpose of this policy is understood as Contributing properties are important to maintaining the legibility of a district's sense of place and defined heritage value. The context of the subject properties is not consistent with the dominant character of the larger district, especially the scale of the surrounding buildings (reinforced by the apartment building on the same side of the block being excluded from the district boundary). It is also a boundary condition with well-established taller buildings.

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.

MTBA COMMENTARY

Refer to Section 06 for a description of the proposed development and Section 0 for a review of how the proposed development impacts the defined heritage value of the heritage conservation district.

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:
 - a. 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;
 - b. 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,
 - c. 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.

MTBA COMMENTARY

The purpose and content of this Cultural Heritage Impact Statement speaks to item 3b.

4. The City may require the submission of a Heritage Impact Assessment, an engineer's report, or may require a peer review of any professional reports or opinions on a potential demolition.

MTBA COMMENTARY

This Cultural Heritage Impact Statement is prepared in response to the City of Ottawa's expectation for the potential demolition of heritage resources within a Heritage Conservation District.

5. Demolition of certain Character-Supporting Resources may be considered where the applicant can demonstrate that:
 - a. the attributes of the building or reasons that express its contribution to the HCD and its streetscape have been compromised or altered;
 - b. The history of the property will be appropriately recorded and commemorated as part of the new development;
 - c. The proposed replacement building meets the policies and guidelines outlined in Section 9 of the HCD Plan; and,
 - d. The proposed redevelopment will facilitate achieving broader city-building goals.

MTBA COMMENTARY

For 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 that are included as part of this submission. For a review of how the proposed development responds to policies and guidelines outlined in Section 9 of the HCD Plan, refer to Section 07.

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.

MTBA COMMENTARY

Refer to Section 08 for a discussion on proposed mitigation measures which include recording of the impacted heritage resources.

05 03

GUIDELINES

For a review and analysis of relevant guidelines and associated anticipated impacts, refer to Section 0

impact of Proposed Development.

06

DESCRIPTION OF PROPOSED DEVELOPMENT

06 01

HEIGHT: 9-STOREY MIDBLOCK MIDRISE BUILDING
GROUND FLOOR USES: AMENITY, RESIDENTIAL LOBBY, SERVICE SPACES AND 3 RESIDENTIAL UNITS.
UNDERGROUND: 2 LEVEL UNDERGROUND PARKING ACCESSED VIA A CAR ELEVATOR.

DESCRIPTION

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

The proposed development directly impacts two heritage resources in the Centretown Heritage Conservation District, requiring the demolition of these residential structures—both of which are currently identified as heritage resources.

The pedestrian experience along Lisgar Street is divided across the two-property parcel with approximately half devoted to an amenity space and main entrance, with the balance occupied by car elevator entry, bike parking, service access and parcel storage.

06 01 01

INITIAL PROPOSAL

The proposed development initially included the following components:

1. 9-storey mid-rise building with setbacks at the 5th storey and the 9th storey;
2. Rear yard amenity space with access along the western edge of the site;
3. Egress from the underground parking along the eastern edge of the site;
4. Landscaped area within the front yard setback;
5. Access to the car elevator via a garage door at the east end of the primary elevation on Lisgar Street;
6. Brick is proposed as the primary cladding material with strategically-placed metal accents; and,
7. The floor-to-floor height of the ground floor appears to be shorter than the floors above.

06 01 02

UPDATED PROPOSAL

The purpose of the updated proposal was to respond to the initial round of internal discussions provided by MTBA on opportunities to enhance the compatibility of the proposed development relative to the character of the heritage conservation district.

The proposed updated development includes the following components:

1. 9-storey mid-rise building with stepbacks at the 4th storey and the 9th storey;
2. Rear yard amenity space with access along the western edge of the site;
3. Egress from the underground parking along the eastern edge of the site;
4. Landscaped area within the front yard setback;
5. Access to the car elevator via a garage door at the east end of the primary elevation on Lisgar Street;

6. Brick is proposed as the primary cladding material with strategically-placed perforated metal accents;
7. Seating area to the east of the main entrance; and,
8. The floor-to-floor height of the ground floor provides a second floor location that is generally in line with the second floor of the property to the west.

GRAPHIC MATERIAL REVIEWED
INITIAL PROPOSAL

The following is a summary of graphic material of the proposed design.

57 Ground floor plan. *Project One*



58 Floor 3 floor plan. *Project One*



59 Floor 8 floor plan. *Project One*



60 Lisgar Street frontage looking southwest. *Project One*



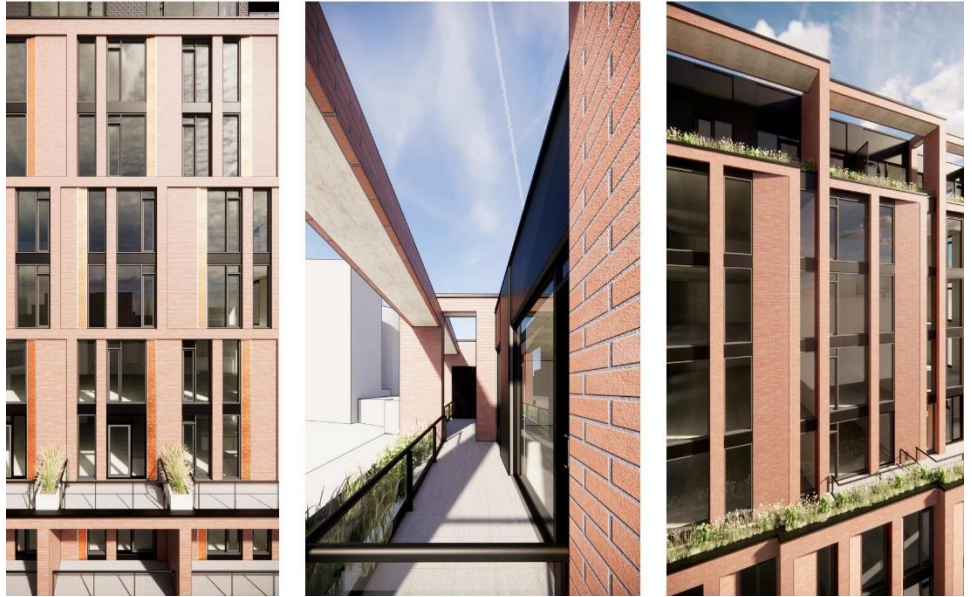
61 Lisgar Street frontage looking southeast. *Project One*



62 View of the proposed development from within the block. *Project One*



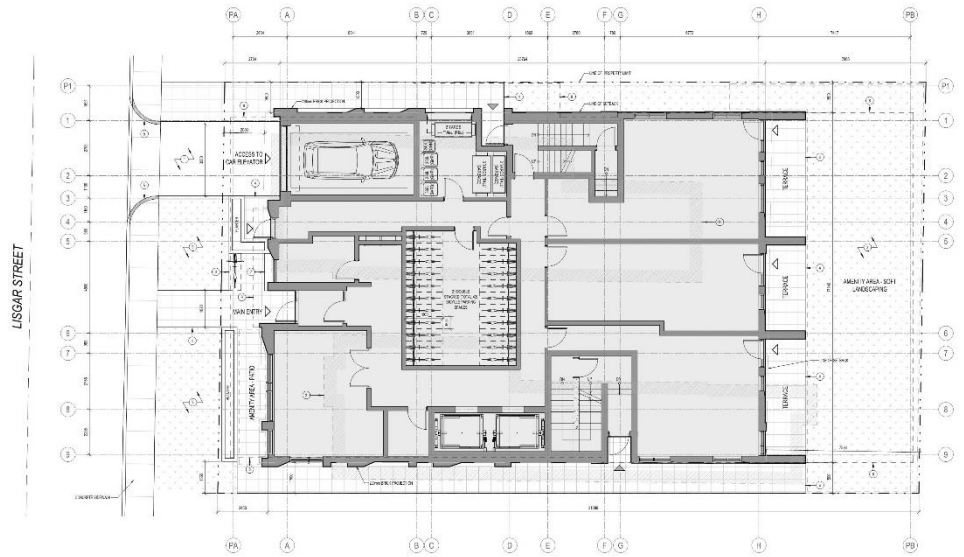
63 Various details of the proposed development. *Project One*



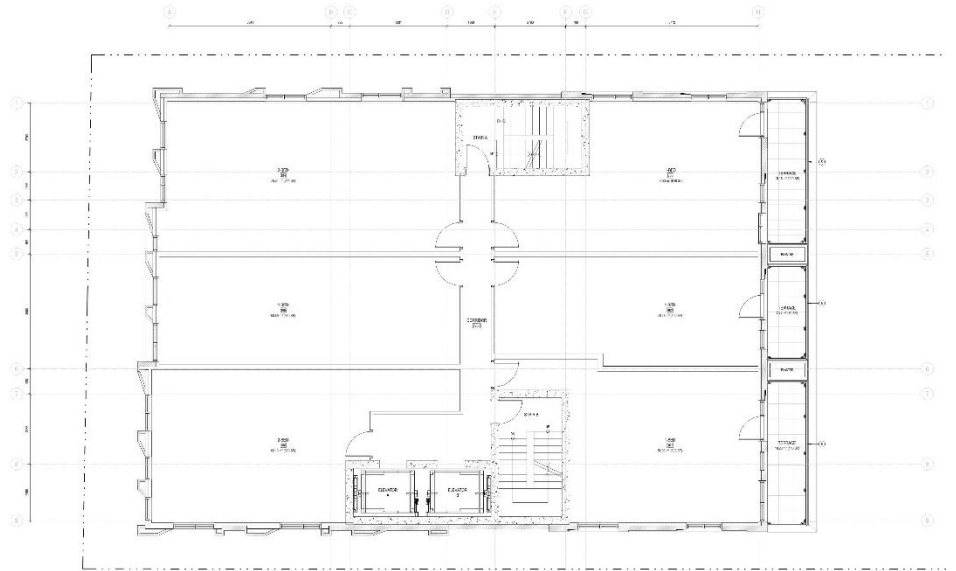
64 Detail of the ground floor frontage along Lisgar Street. *Project One*



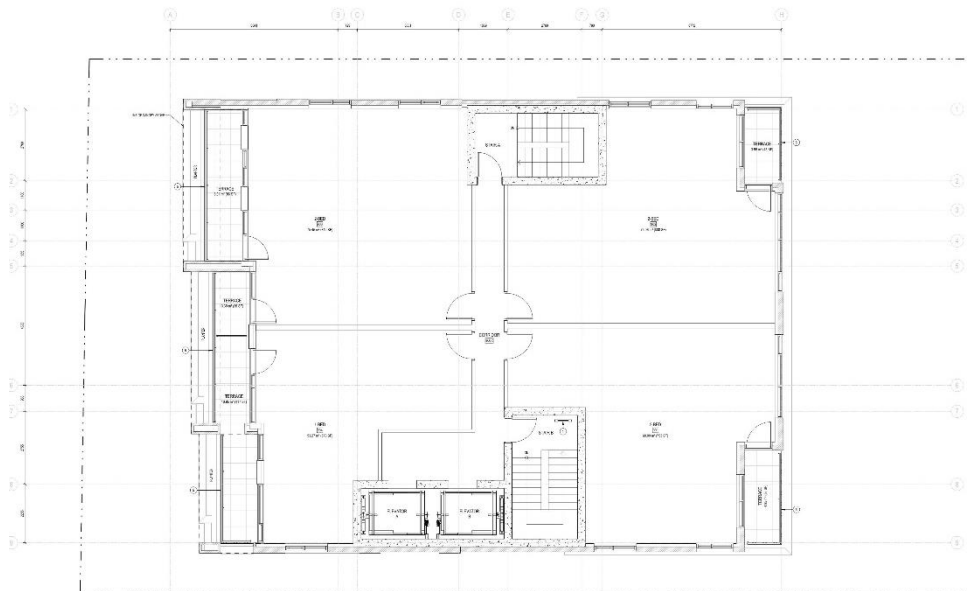
65 Ground floor plan. Thick hatch with note 2 denotes footprint of existing houses. N.T.S. *Project One*



66 Third floor plan. N.T.S. *Project One*



67 Ninth floor plan. N.T.S. *Project One*



68 North/Lisgar elevation in context.
Project One



69 Looking southeast towards the proposed development in context.
Project One



70 Looking southeast towards the proposed development in context.
Project One



71 Looking west within the front yard setback, highlighting the seating area adjacent to the main entrance and the outdoor area in front of the amenity room. *Project One*



07

IMPACT OF PROPOSED DEVELOPMENT

The purpose of this section is to review the anticipated impact on the subject properties, the Centretown Heritage Conservation District and any properties listed on the City of Ottawa’s Heritage Register within the required defined radius

07 01

PROPERTIES IDENTIFIED AS CHARACTER-CONTRIBUTING PROPERTIES WITHIN THE HERITAGE CONSERVATION DISTRICT

07 01 01

230-232 LISGAR STREET

SPECIAL CONSIDERATIONS

There are multiple special considerations that affect the author’s evaluation regarding the impact of the proposed development on this heritage resource. These include the following:

1. Boundary Condition and Context

INITIAL

This area of Lisgar Street is one edge (northern) of the Centretown Heritage Conservation District. While it has elements that reflect the defined value of the District, the immediate context (i.e. the area that the property interacts with) contains buildings that are noticeably taller and larger than both subject properties and dominant character of the HCD. These taller and larger properties are well established buildings that speak to the context’s transition in building form, from detached residential homes to high-rises within the downtown core.

UPDATED

The updated proposal does not alter the commentary on this item.

2. Integrity

INITIAL

(230 Lisgar Street Only) There have been considerable modifications over time to the subject property, including:

- a. A 2-storey addition to the front of the house;
- b. The loss of the front porch and balcony; and,
- c. The removal of wood detailing.

As a result, the author's opinion is that this property does not have sufficient remaining character-defining elements to be considered a contributing resource.

UPDATED

The updated proposal does not alter the commentary on this item.

3. Streetscape

INITIAL

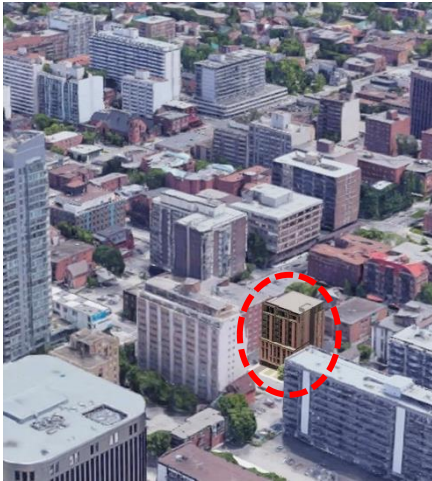
The grouping of homes along the south side of Lisgar Street within the Metcalfe/O'Connor Block are not specifically identified as an intact streetscape in the Heritage Conservation District. Therefore, the demolition of 230-232 Lisgar Street will not have an impact on any intact streetscapes identified in the HCD.

UPDATED

The updated proposal does not alter the commentary on this item.

POTENTIAL ANTICIPATED PHYSICAL IMPACT

- | | |
|--------|---|
| 1 ✘ | <p>INITIAL To accommodate the proposed development 230-232 Lisgar Street will require demolition.</p> <p>UPDATED No change.</p> |
|--------|---|



72 View of the proposed initial development (highlighted in red) in context. *Project One*

POTENTIAL ANTICIPATED VISUAL IMPACT

- | | |
|-----------------|--|
| 2 - | <p>INITIAL The proposed development represents an increase in the height of development within the property boundaries. However, the proposed development is only slightly taller than the adjacent apartment building (a contributing heritage resource) and shorter than the apartment building to the north. <i>Please note: when considering the greater surrounding context, the level of visual impact is considered low due to the scale of the proposed development.</i></p> <p>UPDATED No change.</p> |
| 3 ✓ | <p>INITIAL The height of the proposed development is generally consistent with the taller buildings in the immediate context, including properties to the east and north and is shorter than the property immediately opposite on Lisgar Street.</p> <p>UPDATED No change.</p> |
| 4 ✓ | <p>INITIAL The proposed development results in the combination of two residential parcels. The width of the resulting property however, remains less than buildings immediately east and north. To help reduce the impact of the width, there are vertical breaks in the primary elevation facing Lisgar.</p> <p>UPDATED No change.</p> |
| 5 ✓ | <p>INITIAL The use of brick as the primary cladding material is considered to respond to materials found in the Heritage Conservation District.</p> <p>UPDATED No change.</p> |
| 6 - ✓ | <p>INITIAL Character-defining wood detailing within the porch and gable end within 232 Lisgar Street, will be lost as part of the demolition. <i>There are however opportunities to integrate finer detail elements that “speak” to the scale and nuance of these elements that are identified in the Mitigation Measures below.</i></p> <p>UPDATED The introduction of perforation patterns within the proposed metal panels and the improvements on the ground floor/front yard, combined with the retained design elements from the initial proposal represent an improved response to the wood detailing found in the existing house at 232 Lisgar Street.</p> |
| 7 - | <p>INITIAL The front yard setback is reduced as part of the proposed development. The front yard setback however, remains behind the setback of the adjacent (east) apartment building (contributing resource).</p> <p>UPDATED No change. As a note, this is not a significant heritage concern as the proposed setback represents a balanced approach recognizing both the apartment to the east and the house to the west.</p> |

POTENTIAL ANTICIPATED ASSOCIATIVE IMPACT

- | | |
|---|---|
| 1 | INITIAL 230 Lisgar Street is potentially associated with Charles Ogilvy (should be confirmed by others) based on 1995 Windshield survey. |
| — | UPDATED No change. |

POTENTIAL ANTICIPATED ENVIRONMENTAL IMPACT

- | | |
|---|--|
| 1 | INITIAL 230 and 232 Lisgar are considered a “good contribution to heritage character” of the Heritage Conservation District (1995 Windshield Survey). |
| — | This is consistent with the properties identified as Character Contributing structures within the updated Centretown HCD plan. <i>As a note, while the structures may contribute to the heritage character of the district, the context of the two properties is noticeably different than the general character of the District, as evidenced by the extent of the HCD outline that falls directly north of the site.</i> |
| | UPDATED No change. |

IMPACT ON THE HERITAGE CONSERVATION DISTRICT AND ITS DEFINED POLICIES & GUIDELINES

This section of analysis will specifically review the proposed development relative to its alignment with the **New Construction Policies** in the HCD Plan. Considerations specific to demolition policies and guidelines are addressed above in Section 05 02 01.

NEW CONSTRUCTION

RELEVANT POLICIES

1. New buildings shall contribute to, and not detract from, the heritage character of the area, as outlined in the Statement of Cultural Heritage Value and the list of the District's heritage attributes in the HCD Plan.

COMMENTS



INITIAL PROPOSAL

The location of the affected heritage properties is a boundary condition with only one side of the street included within the District, with the opposite side of the street representing a distinct shift in character from the District's Statement of Cultural Significance. The proposed development balances the character of the immediate context while acknowledging the nuanced scale found within the affected properties, using a contemporary architectural language. It also references elements found in contributing apartment buildings in the HCD. In effect, the proposed development is responsive to the general goals of the HCD Plan, specifically in promoting compatibility specific to a unique context.

UPDATED PROPOSAL

No change.

2. Respect the "Standards and Guidelines for the Conservation of Historic Places in Canada" when constructing new buildings: ensure they are "physically and visually compatible with, subordinate to, and distinguishable from the historic place." The level of distinction between new infill construction and its neighbours can be subtle.

COMMENTS



INITIAL PROPOSAL

The proposed development features a design and approach to context that is appropriate for its location. While it is visually different than the existing heritage resources on the property, there are multiple design elements that provide a compatible response to its specific context and the broader character of the HCD. *As a note, since the affected properties are located on northern most boundary of the HCD, the design addresses both the HCD Plan and the broader immediate context.*

UPDATED PROPOSAL

The design modifications included in the updated proposal improve the responsiveness to the character of the HCD and the surrounding context relative to the initial proposal. More specifically, these enhancements include lowering the height of the first stepback to above the 3rd floor, raising the height of the ground floor, introducing patterned perforations in the proposed metal panels, extending the red brick into the ground floor area and improving the interstitial space around the entrance.

FURTHER COMMENTS ON UPDATED PROPOSAL

When constructing new buildings: ensure they are “physically and visually compatible with, subordinate to, and distinguishable from the historic place

The proposed development takes a balanced approach to speaking to the neighbourhood character by reflecting dominant materials (i.e. brick), including datum lines from adjacent properties, integrating landscaping into the front yard, including subtle detailing via metal panels in response to wood detailing found in the existing 232 Lisgar Street and responds to the scale of both the adjacent apartment to the east and house to the west. All of the this is accomplished using a relatively contemporary design language that builds on the evolving character of the District, especially within its streetscape, making it distinguishable, but still compatible due to the extensive use of cues from the context.

3. The design of new buildings must respect, and be sensitive to, the HCDs’ cultural heritage value and attributes in terms of:
 1. exterior materials and cladding;
 2. architectural elements and treatments such as window patterns and design, location of datum lines, roof profile and roof lines, overall vertical and/or horizontal proportions;
 3. existing pattern of building setbacks; and,
 4. massing, height and scale.

Note: This also reflects the intent of Guidelines b and c.

COMMENTS

INITIAL PROPOSAL

The design of the proposed development represents a departure from the existing heritage resources on the property. However, it represents an appropriate and compatible design response, when both the HCD and the immediate context are considered.

- **Materials:** The design includes extensive use of brick in response to the context and HCD;
- **Elements:** Window patterns, datums, roof profiles and vertical and horizontal proportions are generally compatible with the immediate context (vertical orientation). However, improvements could be made to better manage the transition in scale within the lower portion of the proposed development and the remaining adjacent houses;
- **Setbacks:** Refer to the next item on the front yard setback;

Massing, Height and Scale: Massing, height and scale of the proposed design are in keeping with the immediate context, parts of which are within and beyond the HCD. It does however, represent a departure from the massing, height and scale of the existing historic resources on the property. Refer to comment above on Elements as well.

UPDATED PROPOSAL

- **Elements:** **The transition in scale within the lower portion of the proposed development has been improved with lowering the height of the first stepback to above the third floor, extending the red brick into the ground floor area and raising the height of the ground floor. With these enhancements the proposed development responds to both the 2.5 storey house to the west and the 8 storey apartment to the east.**

For the remaining points there is no significant change.

4. The front yard setback of a new building shall be consistent with its adjacent neighbours to ensure the continuity of the streetscape. Buildings that do not generally reflect the setbacks of the street are not appropriate.

COMMENTS



INITIAL PROPOSAL

The proposed front yard setback of the proposed development represents the approximate average of the two abutting properties.

UPDATED PROPOSAL

No change.

5. Respect the site’s historic context and surrounding Contributing Properties when constructing a new building, by providing meaningful elements of transition between the new development, any existing heritage resources on site, and surrounding properties. This can be accomplished through the use of design measures such as, but not limited to:
 1. the incorporation of setbacks, stepbacks, architectural details and the use of complementary materials;
 2. the sensitive placement of new buildings on the site to provide appropriate distances between them and existing heritage resources or surrounding Contributing Buildings; and,
 3. maintaining architectural proportions and visual relationships within, and to, the streetscape.

COMMENTS

INITIAL PROPOSAL

The height and setback for the two abutting properties varies considerably. The proposed development contains a setback that is approximately the average of the adjacent properties, while the height is slightly taller than the apartment building to the east.

The proposed development is notably taller than the current properties. To help mitigate this difference and its overall impact, the proposed development includes two stepbacks and two vertical divisions on the Lisgar Street elevation.

The use of brick as a primary cladding material for the proposed development is a compatible response to the heritage character of the HCD. To add visual interest to the Lisgar Street elevation, copper is proposed in the vertical returns. While this material is not common in the HCD, its use provides additional visual interest. Nevertheless, its use could be improved further if the scale of the copper was more nuanced and less monolithic (i.e. visible horizontal seams, perforations, etc.).

Due to the placement of the proposed development between buildings of noticeably varied height (8-storeys to east and 2.5-storeys to west), it is more compatible with the building to the east in terms of form and scale. While the first stepback above the fourth storey is an attempt to visually respond to the house to the west, this relationship should be explored further to improve the compatibility.

UPDATED PROPOSAL

The contextual responsiveness of the overall massing has been improved in the updated proposal with lowering the height of the first stepback to above the third floor, extending the red brick into the ground floor area and raising the height of the ground floor. With these enhancements the proposed development responds to both the 2.5 storey house to the west and the 8 storey apartment to the east.

For the remaining points there is no significant change.

6. Applications for new construction must consider the retention of existing protected trees (as defined by the Tree Protection By-law) and planting of future forest canopy.

COMMENT



INITIAL PROPOSAL

The entire front yard setback of the existing houses on the affected properties is paved to provide surface parking. In contrast, the proposed development includes landscaping over portions of the front yard setback. Refer to other documentation included within the broader submission for information on tree protection, as applicable.

UPDATED PROPOSAL

The approach to the front yard within the initial proposal was viewed as a positive improvement relative to the existing condition and this area has been further enhanced in the updated proposal with positive changes around the entry and within the front yard.

RELEVANT GUIDELINES

1. Windows may be wood, metal clad wood, or steel. Other materials may be considered by Heritage staff on a case-by-case basis.

COMMENTS

INITIAL PROPOSAL

The use of black coloured mullions is proposed for the windows in a vertical orientation. The proposed window material and colour is considered compatible with the heritage character of the HCD. However, the use of the black spandrel panels is not considered compatible with the heritage character of the HCD. Consideration for more compatible colours and/or design approaches for the spandrel panels is recommended.

UPDATED PROPOSAL

No change.

2. Consider the transparency and opacity of proposed materials. Lighter materials can be used for upper floors to help provide massing and visual relief when new buildings are of greater height and mass than existing heritage resources.

COMMENT

INITIAL PROPOSAL

In response to the context, brick has been selected as the primary cladding material for all portions of the building. While it may be preferable to employ visually lighter materials for taller buildings within the core portion of the HCD, the subject properties are on the edge of the HCD with a different and more varied context, requiring a different architectural response, especially with the brick apartment building located immediately to the east. *Other means of providing relief in the massing are included in the proposed design, and further measures are identified in the mitigation measures section of this document.*

UPDATED PROPOSAL

The visual weight of the building has been improved in the updated proposal with lowering the height of the first stepback to above the third floor, extending the red brick into the ground floor area and raising the height of the ground floor. To add architectural interest and provide a more nuanced top to the building the primary elevation extends to 9 storeys, but the enclosed portion of the ninth floor is setback to also lessen the visual bulk of the building top. For the remaining points there is no significant change.

NEW HOMES AND APARTMENTS

RELEVANT POLICIES

1. Conserve and be sensitive to the character of surrounding Contributing Properties, the cultural heritage values and attributes of the HCD, particularly within, or across the street from, identified intact streetscapes.

COMMENT

INITIAL PROPOSAL

The affected properties have been identified as contributing properties, with further definition as character-supporting resources (in the HCD Study). The affected properties are not within, or across from, identified intact streetscapes and furthermore, their context is not fully within the HCD. Given the edge condition and varied nature of their context, the new development should, and does, provide a more nuanced response to its specific context acknowledging relevant heritage values of the HCD, while providing a compatible response to the context. *Nevertheless, there are mitigation measures identified in the next section of this document that promote enhancements to the design to better respond to the heritage value of the HCD. More specifically, the recommended mitigation measures focus on ground level interaction, street interface and design elements within the lower portion of the building.*

UPDATED PROPOSAL

The contextual responsiveness of the overall massing has been improved in the updated proposal with lowering the height of the first stepback to above the third floor, extending the red brick into the ground floor area and raising the height of the ground floor. With these enhancements the proposed development responds to both the 2.5 storey house to the west and the 8 storey apartment to the east.

For the remaining points there is no significant change.

2. Ensure that new construction on the east-west streets will be compatible with the HCD, in terms of the building's position on the lot, scale, massing, fenestration pattern and design, datum lines and other architectural elements.

COMMENTS

INITIAL PROPOSAL

The affected properties have been identified as contributing properties on an east-west street, with further definition as a character-supporting resource (in the HCD Study). The affected properties are not within, or across from, identified intact streetscapes and furthermore, their context is not fully within the HCD. Given the edge condition and varied nature of their context, the new development should, and does, provide a more nuanced response to its specific context acknowledging relevant heritage values of the HCD, while providing a compatible response to the context. *Nevertheless, there are mitigation measures identified in the next section of this document that promote enhancements to the design, so it better responds to the heritage value of the HCD. More specifically, the recommended mitigation measures focus on ground level interaction and street interface and design elements within the lower portion of the building.*

UPDATED PROPOSAL

The contextual responsiveness of the overall massing has been improved in the updated proposal with lowering the height of the first stepback to above the third floor, extending the red brick into the ground floor area and raising the height of the ground floor. With these enhancements the proposed development responds to both the 2.5 storey house to the west and the 8 storey apartment to the east.

For the remaining points there is no significant change.

RELEVANT GUIDELINES

1. When new residential development is proposed across several lots, the proposed massing should be broken up or articulated to reflect the historic built form patterns and rhythms on the street.

COMMENT



INITIAL PROPOSAL

In response to the existing lot division pattern of the affected properties, the proposed design of the Lisgar Street elevation includes two vertical breaks. This recognizes the scale of the lot division, while providing additional nuance and detail throughout the Lisgar Street elevation. *Due to the increase in height relative to the existing houses on the subject properties, there are mitigation measures identified in the next section, which further enhance the compatibility of the proposed development and the heritage context.*



UPDATED PROPOSAL

The contextual responsiveness of the proposed development has been improved in the updated proposal with the change in height of the first stepback (above the 4th floor to above the 3rd floor), increasing the height of the ground floor to better respond to the house to the west and extending the red brick into the ground floor area (Lisgar Street elevation). These changes place greater emphasis on the lower portion of the building (at the pedestrian scale) while still balancing the scale of the properties to both the east and the west.

2. The foundations and ground floor elevations of new construction should be designed so that their height above grade is compatible and consistent with that of neighbouring properties.

COMMENTS



INITIAL PROPOSAL

The height of the first floor above grade is lower in the proposed development than the surrounding HCD context. This is an intentional approach to meet building code requirements related to accessibility for this type of residential occupancy.

UPDATED PROPOSAL

While the location of the ground floor remains unchanged, the height of the ground floor has been increased to better align with the second floor of the house to the west, thereby further improving the contextual responsive of the proposed development.

3. New parking is generally discouraged. If permitted by the Zoning Bylaw, minimize impact by providing garages or carports that are not attached to the residential building and are located at the rear or side of the property. New uncovered parking spots, when provided, should be similarly located.

COMMENTS



INITIAL PROPOSAL

No uncovered parking spaces are included in the proposed development. A car elevator with access from the east end of the Lisgar Street elevation is proposed. This approach represents the minimum area possible for a development that includes parking.

UPDATED PROPOSAL

No change.

NEW CONSTRUCTION: INCORPORATING CONTRIBUTING BUILDINGS

COMMENTARY

There are multiple approaches available to designers to respond to the character, scale, height, volume and detailing found within a Heritage Conservation District (HCD). The appropriateness of each approach needs to be carefully considered within unique architectural, associative and environmental context of the affected properties. In the case of 230-232 Lisgar Street, the properties are located on the northern edge of the HCD within a relatively taller and bulkier built form context than is typical of the broader Centretown HCD. The delineation of the HCD boundary along Lisgar Street explicitly excludes specific apartments in the immediate context of 230-232 Lisgar Street, reinforcing the unique nature of this particular context.

Given the unique nature of this context, along with discussions above at the beginning of this section and the mitigation measures discussed below, it is the opinion of the authors that exploring the integration of the contributing properties into the proposed development is unnecessary. Nevertheless, the spirit of this portion of the HCD Plan is captured in the proposed development and/or discussed below under mitigation measures. Examples of this include:

- Height compatible with immediate context;
- Horizontal stepbacks (x2) as the building rises;
- Vertical articulation in form in response to property parcels;
- Vertically orientated windows;
- Use of brick as primary cladding material;
- Use of metal panels to add visual interest; and,
- Front yard setback that represents the average of the abutting properties.

UPDATED PROPOSAL

To further respond to the character of the heritage conservation district the proposed design has been updated in several ways, building on the above list of design approaches including:

- **Lowering the location of the first stepback to above the third floor (from above the fourth floor);**
- **Extending the red brick cladding into the ground floor area (Lisgar Street elevation);**
- **Increasing the height of the ground floor to better align the second floor of the proposed development with the house to the west;**
- **Improving the area between the building and the sidewalk;**
- **Adding localized areas of glazing to the east of the main entry on the ground floor; and**
- **Adding patterning to the localized metal finishes in response to the scale of woodwork found within 232 Lisgar Street and to add visual interest.**

NEW CONSTRUCTION: MID AND HIGH RISE BUILDINGS

The policies and guidelines contained within this portion of the Centretown and Minto Park HCD Plan are discussed above under related headings associated with Section 9 of the Plan.

231 LISGAR STREET IS LISTED ON THE CITY OF OTTAWA'S HERITAGE REGISTER

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

231 LISGAR STREET

POTENTIAL ANTICIPATED PHYSICAL IMPACT

| | |
|--------|---|
| 1 ✓ | <p>INITIAL PROPOSAL</p> <p>There is no anticipated physical impact associated with the proposed development as 231 Lisgar is outside the impacted property area.</p> <p>UPDATED PROPOSAL</p> <p>No change.</p> |
|--------|---|

POTENTIAL ANTICIPATED VISUAL IMPACT

| | |
|--------|---|
| 1 ✓ | <p>INITIAL PROPOSAL</p> <p>The height of the proposed development, while different than 231 Lisgar Street, is generally consistent with, or lower than, the height of buildings within the immediate context of this property.</p> <p>UPDATED PROPOSAL</p> <p>No change.</p> |
|--------|---|

POTENTIAL ANTICIPATED ASSOCIATIVE IMPACT

| | |
|---|--|
| 1 | <p>INITIAL PROPOSAL</p> <p>The authors are not aware of any specific associative value for 231 Lisgar Street.</p> <p>UPDATED PROPOSAL</p> <p>No change.</p> |
|---|--|

POTENTIAL ANTICIPATED ENVIRONMENTAL IMPACT

| | |
|--------|---|
| 1 ✓ | <p>INITIAL PROPOSAL</p> <p>Due to height, scale, and massing of buildings located within the immediate context, the level of environmental impact of the proposed development on 231 Lisgar Street is considered negligible.</p> <p>UPDATED PROPOSAL</p> <p>No change.</p> |
|--------|---|

08

ALTERNATIVES AND MITIGATION STRATEGIES

08 01

HERITAGE PROPERTIES WITHIN THE AFFECTED PROPERTY (230-232 LISGAR STREET)

08 01 01

MITIGATION MEASURES FOR PHYSICAL IMPACT, ALTHOUGH ONLY PARTIALLY EFFECTIVE, ARE CONSISTENT WITH POLICIES IN SECTION 5 OF THE HCD PLAN

PHYSICAL IMPACT

1

INITIAL PROPOSAL

Complete a digital recording of the affected houses for posterity, prior to demolition. The digital recordings are to be provided to the City of Ottawa archives. Refer to Policy 5.6 of the Centretown and Minto Park HCD Plan for more information.

UPDATED PROPOSAL

No change to recommended mitigation measure.

**MITIGATION MEASURES FOR VISUAL
IMPACT FOCUS ON FUTURE DESIGN
EXPLORATIONS AFFECTING GROUND
LEVEL INTERACTION, HEIGHT AND
DETAILING**

VISUAL IMPACT

Given the varied nature of the immediately surrounding context, determining mitigation measures that provide a balanced response to both the HCD policies and guidelines and the realities and unique characteristics of the context is important. For measures to address potential visual impact, each needs to be considered in a matrix with others, because each will likely impact (enhance or detract) from others. To assist the design team in future design evolution we recommend the following measures be explored:

1

GROUND LEVEL INTERACTION

INITIAL PROPOSAL

- a. Further explore opportunities to enhance the public realm, especially along the sidewalk edge, using landscaping.
- b. Explore opportunities to locate the second floor to be generally in line with the second floor of the house located to the west of the subject property to enhance compatibility.
- c. Explore opportunities within the lower portion of the building (below the first stepback) to improve the scale, massing and design relationship between the proposed development and house to the west.
- d. Explore opportunities to introduce windows within the eastern half of the ground floor to better reflect the rhythm of ground floors within the HCD.

UPDATED PROPOSAL

- a. **The updated proposal includes design enhancements that explore opportunities to enhance the public realm including the addition of seating adjacent to the entry, adding a window east of the main entry and raising the height of the ground all of which contribute to addressing this recommended mitigation measure for the purposes of applicable heritage considerations.**
- b. **The updated proposal includes modifications to the location of the second floor bringing it generally in line with the second floor of the house to the west. The relationship with the house to the west was further improved by lowering the first stepback from above the 4th floor to above the 3rd floor. These modifications all contribute to addressing this recommended mitigation measure for the purposes of applicable heritage considerations.**
- c. **The updated proposal includes design enhancements that improve the scale, massing and design relationship with the house to the west including adding an additional window to the east of the main entry, lowering the first stepback from above the 4th floor to above the 3rd floor and raising the height of the ground all of which contribute to addressing this recommended mitigation measure for the purposes of applicable heritage considerations.**
- d. **The updated proposal includes an additional window to the east of the main entrance. This, combined with increasing the ground floor height and the retained elements of the initial design approach (breaking the elevation into three pieces) address this recommended mitigation measure for the purposes of applicable heritage considerations.**

2

DETAILING

INITIAL PROPOSAL

- a. Explore opportunities to acknowledge the finer detail found in the woodwork (especially under the gable eave) of 232 Lisgar Street within the composition of the proposed design. This could occur within the metal panels, glass guard fritting and/or other locations; and,
- b. Explore opportunities to integrate more pedestrian scale design elements within the lowest portion/ground floor of the proposed development, to add visual interest to the pedestrian realm (i.e. detailing in the brickwork as an example).

UPDATED PROPOSAL

- a. **The updated proposal includes the addition of patterned perforations within the strategically placed metal panel accents along with opportunities for decorative brick flourishes within the lower portion of the development which together with the larger design approach contribute to addressing this recommended mitigation measure for the purposes of applicable heritage considerations.**
- b. **The updated proposal includes the addition of patterned perforations within the strategically placed metal panel accents along with opportunities for decorative brick flourishes within the lower portion of the development which together with the larger design approach contribute to addressing this recommended mitigation measure for the purposes of applicable heritage considerations. The addition of seating adjacent to the entrance, raising the height of the ground floor and adding a window to the east of the main entrance further address the previously identified concerns.**

08 01 03

ASSOCIATIVE IMPACT

1

INITIAL PROPOSAL

Given the somewhat inconclusive nature of the connection to Charles Ogilvy, additional research **could be conducted by others**, and an interpretive program developed based on the associated findings, if any.

UPDATED PROPOSAL

No change to recommended mitigation measure.

POTENTIAL ANTICIPATED ENVIRONMENTAL IMPACT

1

INITIAL PROPOSAL

As a character-contributing resource, the heritage value of the affected properties is connected to its visual connections and support for the broader historic context. As such, the relevant mitigation measures to address potential impact to environmental value are discussed above under Visual Impact. The same is applicable to mitigation measures associated with perceived impacts to the HCD and the defined policies and guidelines contained within the HCD Plan.

UPDATED PROPOSAL

No change to recommended mitigation measure.

HERITAGE PROPERTIES ADJACENT TO THE AFFECTED PROPERTY

231 LISGAR STREET

1

INITIAL PROPOSAL

There are no mitigation measures required to address potential impacts on this property associated with the proposed development. Nevertheless, the mitigation measures identified above for visual impact will also improve the relationship between the proposed development and 231 Lisgar Street.

UPDATED PROPOSAL

No change to recommended mitigation measure.

09

CONCLUSIONS

THE SUBJECT PROPERTIES ARE LOCATED IN THE CENTRETOWN AND MINTO PARK HERITAGE CONSERVATION DISTRICT

The proposed development is located at the northern boundary of the Centretown and Minto Park Heritage Conservation District at 230-232 Lisgar Street. Located near the corner of O'Connor and Lisgar Streets, this context includes a variety of building types, with a particular focus on residential uses, at multiple heights.

Based on the evaluation of the proposed development, there are a limited number of adverse visual and physical impacts, which can and have been largely mitigated through design development efforts identified in the Section 08 above. These efforts are concentrated in three areas: ground level interaction, height and detailing and most were addressed in the updated proposal included herein.

On balance, the potential positive impacts outweigh the potential adverse impacts of the proposed development, especially with the enhancements made within the updated proposal, relative to the defined heritage value of the affected properties and the larger Centretown and Minto Park Heritage Conservation District.

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 Quebec, including building and community sustainability.

SUMMARY OF RELEVANT CULTURAL HERITAGE IMPACT STATEMENTS

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

- 1196 Wellington Street, Ottawa, ON
- 78-90 Beechwood Avenue, Ottawa, ON
- 99 Fifth Avenue, Ottawa, ON
- Kingston North Block Development, Kingston, ON
- Chateau 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

CHRIS WARDEN, Senior Conservation Architect and Partner, RAIC, LEED AP BD&C brings more than 17 years' experience in the fields of architecture and conservation. His expertise is at all levels of technical, design and research activities. This includes a wide range of Conservation Building Specialist functions, including adaptive reuse and material conservation projects that involve research, design, developing conservation approaches, cultural heritage impact statements coordinating interventions, working with material conservation experts and conserving multiple materials (stone, wood, glass, wood and plaster). Chris is co-author of *Building Resilience: Practical Guidelines for Rehabilitation of Buildings in Canada*, is involved with docomomo, Capital Modern and Urban Forum. He is a key Project Manager with a specialty in heritage conservation on some of MTBA's most important projects.

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 focusses 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 SHEET

A1.1. 231 Lisgar Street

| | |
|-------------------------------|----------------------------------|
| Heritage Status | City of Ottawa Heritage Register |
| Street Name | Lisgar |
| Address/Adresse | 231, rue Lisgar Street |
| Common Name/Building Name | |
| Built As | Detached House |
| Currently Used As | Residential |
| Construction Time Frame | 1892 |
| Architect/Builder | |
| Primary Architectural Style | Gothic Revival |
| Secondary Architectural Style | Queen Anne Revival |
| Roofline | Front Gable |
| Storeys | 1.5 |
| Primary Cladding | Brick |
| Architectural Description | Gable-front cottage. |
| Previous Reference List | |
| Comments | Central Centretown |
| Heritage Neighbourhood | Centretown |