

REVISED HERITAGE IMPACT ASSESSMENT & CONSERVATION PLAN FOR 211-231 BANK



John Stewart
COMMONWEALTH
Historic Resource
Management



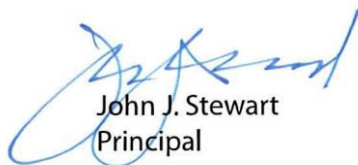
Applications D02-02-22-0127 / D07-12-22-0188 and plan number 18910

Revision 2: October 2024

Commonwealth Historic Resource Management offers professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources.

John J. Stewart, B.L.A., B.A.S., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban design Review Panel and a board member of Algonquin College Heritage Trades Program.



John J. Stewart
Principal

TABLE OF CONTENTS

1.0	INTRODUCTION.....	5
1.1	Purpose	5
1.2	Site Location, Current Conditions, and Introduction to Development Site.....	6
1.3	Built Heritage Context.....	12
1.4	Relevant Information from Council Approved Documents	15
2.0	HERITAGE RESOURCE DESCRIPTION AND HISTORY.....	16
2.1	Neighbourhood and Development Site History.....	16
3.0	STATEMENT OF CULTURAL HERITAGE VALUE	21
3.1	Statement of Cultural Heritage Value.....	21
4.0	DESCRIPTION OF PROPOSED DEVELOPMENT	16
4.1	Description of the Proposed Development	26
4.2	Built Form and Urban Fabric.....	27
4.3	Structural Shoring and Masonry Conservation.....	27
4.4	Materials and Finishes	28
4.5	Schematic Design Drawings and Renderings	28
5.0	IMPACT OF THE DEVELOPMENT PROPOSAL	33
5.1	Policy and Guidelines CHMCD Plan 2022.....	33
5.2	Official Plan Section 4.5.2 Cultural Heritage Resources Policy 9	36
5.3	Standards and Guidelines	37
5.4	Development Impacts.....	38
6.0	ALTERNATIVES AND MITIGATION STRATEGIES	39
6.1	Alternatives.....	39
6.2	Mitigation measures	40
6.3	Conclusions	40
7.0:	BANK STREET CONSERVATION PLAN	41
7.1	Introduction	41
7.2	Narrative Summary.....	43
7.3	178 Nepean 211-213 Bank Street.....	49
7.4	215-217 Bank Street	54
7.5	219-221 Bank Street	56

7.6 223-231 Bank Street 58

APPENDIX A: ELEVATIONS: Removals, Preliminary Outline of Interventions.....64

1.0 INTRODUCTION

1.1 Purpose

The purpose of the Heritage Impact Assessment (HIA) is to identify the cultural heritage resources and values that may be impacted by the construction of a nine-storey residential building extending over the existing four buildings with frontage on Bank Street and the two side streets, Nepean and Lisgar. The existing façades of two and three storey commercial range will be preserved, and the façades restored to preserve the street frontages. This, the 2nd revision, focuses on the HIA. The revised conservation plan is a companion document that deals with the redevelopment of the existing buildings as part of an overall plan for integrating them into the new nine-storey residential development

The proposed development will occupy the entire east side of Bank Street between Nepean and Lisgar Streets, with the 4 existing building façades serving as the podium of a new 9-storey residential building. The design concept retains and conserves the four building façades including rehabilitation of the ground floor retail storefronts, a new structural support system requires the upper floors being replaced, but the floor level is maintained. The upper floors of the buildings will be conserved. The exterior brick and exterior finishes, decorative metal and brick trim keystones, parapets, and roof balustrades will be restored, and the windows replaced with new thermal units.

The massing of the existing building façades are to be maintained, with the ground floor intended for amenity/commercial uses, and the upper levels for residential. The heritage value with the 6-storey development setback from the existing façade by 3 metres. A proposed methodology for the temporary and permanent support of the heritage elements that are to remain and provide a base for the new development has been set out by Art Engineering (Appendix A.)

The buildings will be integrated into the proposed nine-storey development. The development is located in the Centretown and Minto Park Heritage Conservation District (CHCD), which was designated by the City of Ottawa under Part V of the Ontario Heritage Act (OHA) (By-law 269-97). A District Plan for the Heritage Conservation District was completed in 2022. The CHCD Plan came into effect with the new official plan approved by the Ministry of Housing and Municipal Affairs, November 2022. The properties on the east side of Bank Street between Nepean and Lisgar Streets are categorized as ‘contributing’ within the context of the Centretown Heritage Conservation District Plan.

The HIA evaluates the impacts on the designated place in a manner that is consistent with the City of Ottawa Official Plan Section 4.6.1 Heritage Resources Policies 2, and 9, Centretown Community Design Plan Section 6.5, and the Centretown HCD Plan. This HIA follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements. The following documents were used in the preparation of this report:

- Parts IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa;
- The Centretown Heritage Conservation District Study, 1996-1997;

- Centretown and Minto Park Heritage Conservation Districts Plan, 2022;
- Centretown Community Design Plan (CCDP), Urban Strategies Inc., Delcan, ERA Architects, City of Ottawa. May 2013;
- Centretown Heritage Inventory, Final Report, May 1, 2020. ERA Architects;
- Heritage Survey and Evaluation Forms – 211-213 Bank St., 231 Bank St., and 311-315 Lisgar St;
- Heritage Survey and Evaluation revised forms 2022;
- Report to Built Heritage Committee and Council, Designation of Bible House at 315 Lisgar Street under Part IV of the Ontario Heritage Act, File Number: ACS2024-PRE-RHU-0014, Bylaw Number 2024 -247 24 January 2024.
- Schematic Design Drawings and Renderings, R. Woodman Architect, December 2022.
- A Methodology for Shoring the Existing Buildings, D & M Structural Engineers, December 2022.
- Design Drawings and renderings, NEUF Architectes Inc, June 2024, and revised September 2024.
- A Methodology for Shoring the Perimeter Façades of the 4 buildings. Art Engineering Ltd. July 2024.

Contact Information

Address: Jules Lauzon Development Manager
 Smart Living Properties
 226 Argyle Avenue, Ottawa, ON
Jules@smartlivingproperties.ca

1.2 Site Location, Current Conditions, and Introduction to Development Site

The development site fronts onto Bank Street (211, 219, 223 and 231, and 178 Nepean Street). The project is a consolidation of 4 individual mixed use buildings along the eastern edge of Bank Street, south of Nepean and north of Lisgar Streets, within the Centretown Neighbourhood (Ward 14 – Somerset Ward) of the City of Ottawa.

The development site is located in the Centretown Conservation District (Figure 2) on its north-eastern edge, where a finger extending two and a half blocks north includes buildings on both sides of Bank Street includes the development site. The Bank Street streetscape between Lisgar and Nepean is considered a significant streetscape characterized by a mix of retail activity on the ground floor with residential units above. The buildings are all classified as contributing.

The buildings are all three (3) storeys except for a single two (2) building. Currently, the buildings are vacant, with shabby storefronts or boarded up, and residential apartments above. The Wallack's Building is a traditional anchor for the city's art supplies, has relocated. All buildings have principal access from Bank Street, with additional access to residential apartments provided from Nepean Street and Lisgar. All buildings have entrances directly onto/from the public right-of-way, fronting onto Bank Street concrete sidewalks. There are two (2) trees planted along the Bank Street frontage and along Nepean Street there is an additional tree located at the north-east corner of the intersection within the public right-of-way. The tree is surrounded by a tree-cage, bicycle rack and park benches.



Figure 1: Area context with the development site. Red highlight

As stated in the pre-consultation meeting, any redevelopment along Bank Street between Lisgar and Nepean Streets will need to respect the importance of the streetscape; demolition of the buildings will not be supported by city staff or approved by the City. This is one of the only blocks along Bank where all the historic buildings on both sides of the street are intact, and all, except 228 Bank Street, are rated as 'contributing.'

A mix of land uses and building types characterize the area surrounding the site:

- Adjacent to the Lisgar Street portion of the proposed development are two brick clad buildings constructed in the 1920s at 311 – 315 Lisgar located outside the limits of the HCD. These two properties are highlighted in blue in Figure 2. The Bible House is a two storey designated property and next to it is a three-storey brick residence.
- Adjacent to the Bank Street proposed development is the Richcraft property that extends through the block from Lisgar to Nepean. Richcraft has City approval to construct two mixed-use towers 29 and 27 storeys high located on the large, irregularly shaped site, currently used as a surface parking lot. The approved rezoning application included a request for additional height and relief on requirements for rear and side yard setbacks. The development abuts rear façades of the mixed-use buildings at 211-231 Bank Street, which is part of the Smart Living lands.



Figure 2: Bank St. development site is delineated in **green**, next to the Richcraft development site delineated in **red**. The Block plan of the area surrounding the site illustrates the context and lot divisions. The buildings at 311 and 315 Lisgar Street (delineated in **blue**) are separately owned and not part of either development. The building at 315 Lisgar has recently (2024) been designated under Part IV of the OHA. Source: Google Earth.

- the site to the east on Lisgar is a 16-storey condominium (Onyx).
- Across the street to the west are red brick 2 and 3 storey commercial buildings with a 1-storey structure 228 Bank Street, considered non-contributing.
- To the east on Lisgar adjacent to the site is the Bible House a designated heritage building and next to it a three-storey brick building, not classified and described as non-contributing.
- The context to the south of the site is a variety of high and mid-rise residential condominium buildings, a 16-storey high-rise condominium (SOHO) mid-block Lisgar Street on the south, as well as existing low-rise dwellings converted from residential to commercial or restaurant uses.
- On Nepean Street are two 6-storey buildings to the north across the street just west of the development site, a surface parking lot to the east, To the north are several mid-rise residential and office/commercial buildings, while further north is Ottawa's Central Business District.
- To the west of the site is the Bank Street Traditional Mainstreet, made up of low-rise buildings with commercial/retail uses at grade, and residential or office uses above. The two and a half blocks along Bank Street extending north to Gloucester are part of the Centretown Heritage Conservation District (Figure 3). The Bank Street block between Lisgar and Nepean contains a significant grouping of designated heritage buildings.

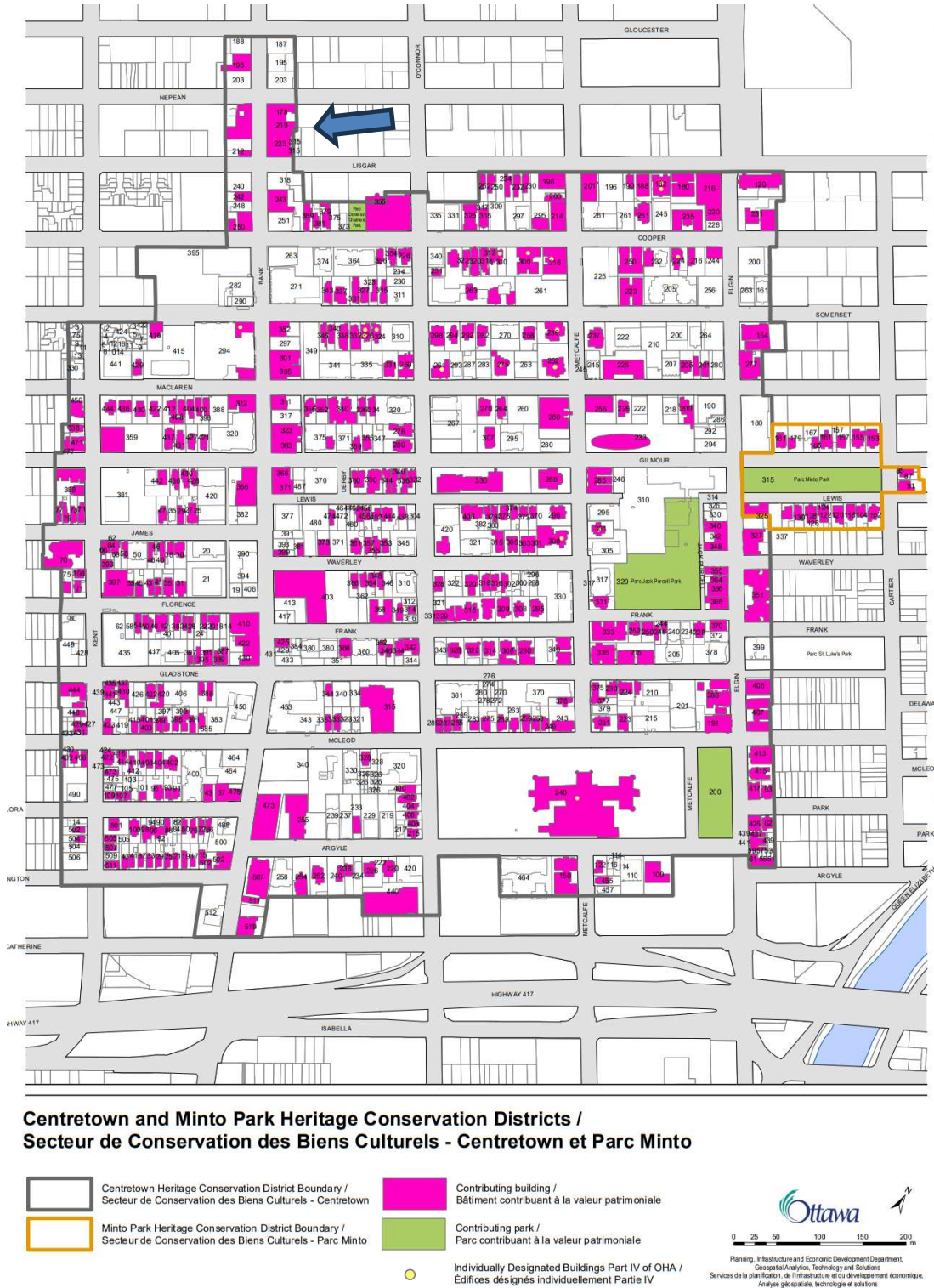


Figure 3: Site map plan of the CMPHCD. Properties have been categorized as “Contributing’ or ‘Non-Contributing.’ “Contributing properties (fuchsia) are considered to have design, historic and/or associative value or contextual value, as determined through the inventory. For the purposes of this Plan Contributing properties are those classified as Significant Resources, Character- Defining Resources and Character-Supporting Resources and are intended to be retained and conserved.



Figure 4: View looking east on Nepean St. from Bank St. The building to the right is part of the Richcraft's development and has been demolished. On the left is the Acart Building, a 6-storey residential development. Source: Google Earth



Figure 5: Street view of the east edge of the development site on Nepean Street. The driveway to the left is an easement to provide access to the back of buildings fronting on Bank Street. Source: Google Earth.



Figure 6: Street view looking south-west along Bank Street. With the exception of comic shop at 228 Bank Street the properties on both sides of Bank Street are designated 'contributing'. Source: Google Earth 2021



Figure 7: Street view of the properties looking south-east.

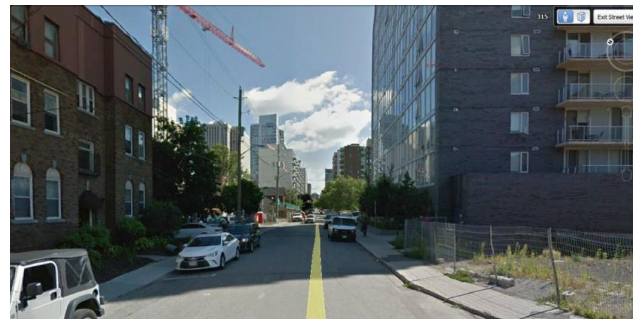


Figure 8: A street view looking north-east, with the Wallack Building holding the Lisgar Street corner on the east and a 2.5 storey retail unit across the street. Next to it is the 1-storey Comic Shop.



Figure 9: Context view along Lisgar Street. The two-storey tan -brick known as the Bible House is designated under Part 1V of the OHA. Both 315 and the 3-storey 311 Lisgar are outside the HCD. Google Earth.

Figure 10: Context view looking east on Lisgar with the development site to the left rear and the Soho to the right with no step-back from the street and a lack of a defined podium. Source: Google Earth.



1.3 Built Heritage Context

178 Nepean 211-113 Bank Street

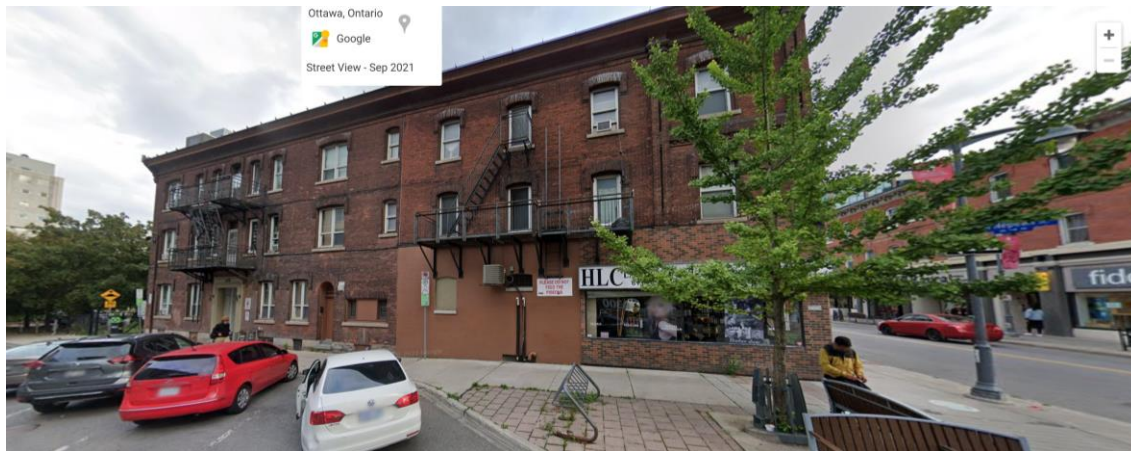


Figure 11: A view of the north elevation of 211 Bank/178 Nepean. The slightly different tone of brick delineates the two construction periods.



Figure 12: A view of 211 Bank Street with the two-storey unit.

178 Nepean 211-113 Bank Street is a three-storey mixed use building prominently positioned at the corner of Nepean and Bank. Constructed in two stages with the Bank street frontage completed between 1888- 1901 and a major residential addition to the Nepean address circa 1922. The Edwardian style carries through the three-storey original and addition in a Rideau red-brick with an elaborate metal cornice, decorative brick window surrounds, raised pilasters, stone foundation. There are two retail units fronting

onto Bank Street with residential on the upper two floors. The building is attributed to local architect William Hogson.

Architectural Integrity

The building's footprint and upper storeys have not changed since the Nepean addition c.1922. The upper floors continue as residential apartments. The building appears to be in fair to good condition with some repointing and renewal of windows. The ground floor commercial storefronts have been completely altered with a variegated brick infill and removal of glazed transoms, ground floor cornice and large glazed shop fronts on both the Nepean and Bank Street frontages.



Figure 13: East elevation of buildings 211, 215, 219, 223 and 231 Bank Street.

215 Bank Street

The two-storey flat roof brick faced commercial appears on the 1888 Fire Insurance Plan, making it the oldest building in this range. This is timber frame construction with a brick veneer. The upper floor consists of a red brick veneer with three unevenly placed windows and a heavy bracketed metal cornice. Possibly, the window placement may relate to the earlier 2.5 storey gable end with an addition added and the gable roof removed. The lower two bay retail ground floor has been modernized and sided with a variegated brick that covers over the original shopfronts. This modest example of Victorian commercial is a vintage example of Bank Street's evolution.

Architectural Integrity

The upper storey is intact with replacement windows. The original signboard, historic transom, and display windows have been removed and the brick piers reclad with a variegated brick siding. This is the only example of brick cladding of a wood frame building. The others along the block are full masonry double or possibly 3 wythes brick.

219 Bank Street

Built in 1903, the three-storey flat roofed commercial building opened as an early moving picture house. By 1922, it was converted to a restaurant and offices. Its Romanesque Revival style accentuates its midblock position. The upper storeys consist of two large elliptical headed windows with decorative brick and precast inserts, pressed metal spandrels, an elaborate cornice and roof balustrade.

Architectural Integrity

The building's footprint has not been altered. The upper floors show signs of deterioration and lack of maintenance. The retail on the ground floor consists of aluminum and tile storefront with a recessed entrance flanked by the original stone piers.

223-231 Bank Street

The Wallack Building is a three-storey brick commercial at ground floor and residential on the floors above. The Bank street frontage is divided into three distinct sections suggesting they were built at various times. The upper floors have a rusticated decorative brick in a strong horizontal expression, vertical segmented window pattern. The brick has been painted and architectural features such as the keystones and other decorative features are camouflaged. The ground floor commercial storefront has undergone extensive alterations. Along Lisgar the ground floor windows have been infilled. The upper floors of the building are residential that extends to the rear of the lot with a covered passageway giving access to an interior courtyard.

Architectural Integrity

The building's footprint suggests different construction dates, but since 1912 it has not been altered. The brick has been painted and the three storefronts have been infilled with transoms removed and the recessed entrances relocated. Figure 10 documents the earlier storefronts along the street.



Figure 14: The painted brick commercial range 223-231 occupies the southern half of the block with the Wallacks Art Supply wrapping around the corner and extending along Lisgar Street.

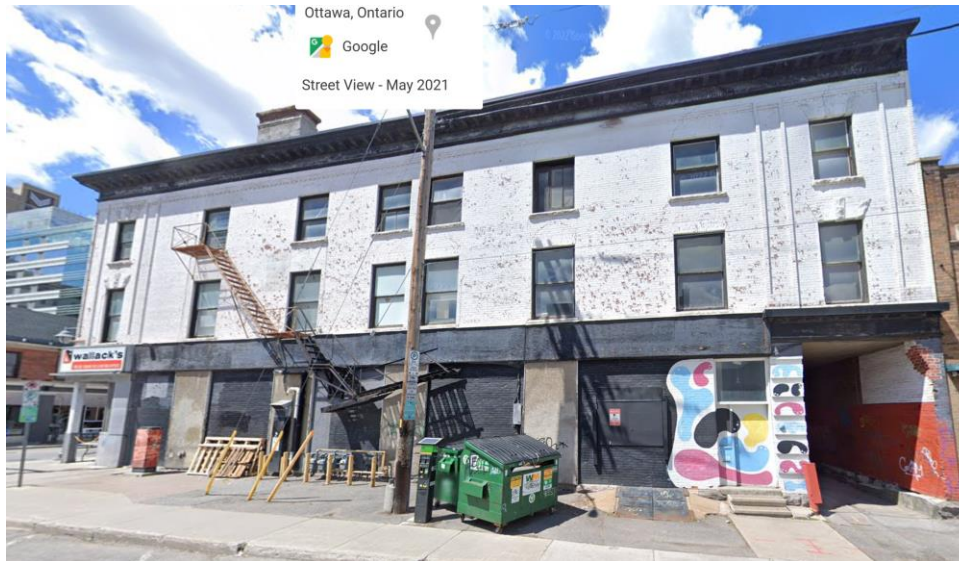


Figure 15: The south elevation of the 231 Bank Street. The ground floor windows have been removed and panels added. Source: Commonwealth.



Figure 16: Views of the east façades (rear).

1.4 Relevant Information from Council Approved Documents

Official Plan (2021) Section 4.5.1 Cultural Heritage Resources

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.5 of the Official Plan. Policy 9 is applicable as a zoning by-law amendment (ZBA), site plan control approval (SPC), and demolition control will be required.

Policy 4.5.2. The City will ensure that the development proposal is compatible by:

When a development involves the retention of all or part of a built heritage resource and its integration into a larger development, the built heritage resource shall be retained in its original place during the construction process. Where the retention of the resource in situ is determined to pose unacceptable risk to the resource, as determined by an engineer or an architect specialized in the preservation of built heritage resources, the City may permit the temporary removal of the resource during the construction process followed by its restoration after reinstatement on the original site.

Centretown and Minto Park Heritage Conservation District Plan (2022)

The development site is located within the boundaries of the Centretown HCD, which was designated under Part V of the OHA (By-law 269-97). A District Plan as defined in the Ontario Heritage Act was

completed in 2022 and came into effect with the approval of the new OP. The policies and guidelines contained in the plan are used to assess the development proposal (Section 5.0).

Centretown Community Design Plan (CCDP) 2013

The CCDP Section 6.5 is applicable to the review of the integration of new development within the Centretown HCD.

Centretown Heritage Inventory, May 2020

An inventory of all buildings and properties within Centretown was completed in May 2020. The purpose of the inventory was to assess and identify properties of cultural heritage value outside the boundaries of the two existing Heritage Conservation Districts, and review and update the categorization of the heritage properties within the two HCDs.

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Neighbourhood and Development Site History

The history of Centretown is outlined in the 2020 Heritage Conservation District Plan and the Centretown Heritage Inventory completed in 2020. The following maps (figures 12, 13, and 14) provide approximate dates for the development of this block on the east side of Bank Street. The earliest Fire Insurance plan 1878 provides the street survey. The section focusing on Block 34 documents that none of the existing buildings were constructed. The Fire Insurance Plan 1888 revised 1901 illustrates the properties at 211 (druggist) 213 (Grocer) as brick 3 storey with a collection of 1 and 1.5 storey wood structures occupying the back half of the site. A 2.5 storey frame with brick veneer occupies 215 occupied by a coffin maker. According to Fire Insurance plans, the block was fully built out between 1901 and 1912 with a variety of retail services. From left to right the retails included 211 -213 Jeweller, 215 Grocer, 217 Confectioner, 219-221 Moving Pictures, 223-225 Stationary, 227 Grocer, 229 Drug Store, and 231-233 Hardware. Source: Collections Canada.



Figure 14: 1878 Fire Insurance Plan with Block 234 on the right. The plan illustrates the early development along Bank Street. In the block 234 bound by Nepean and Lisgar Streets, none of the properties had been constructed. Source: Collections Canada

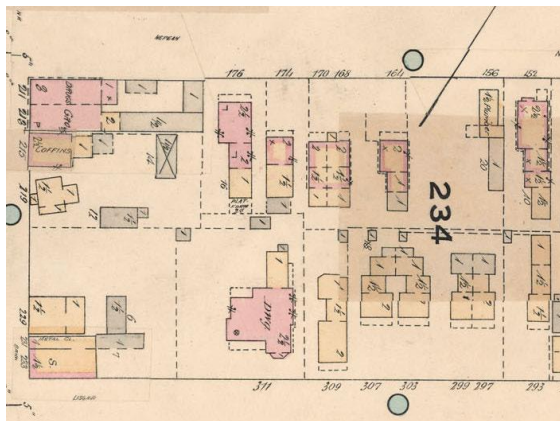


Figure 15: Fire Insurance Plan 1888 revised 1901 illustrates the properties at 211 (druggist) 213 (Grocer) as brick and 3-storeys in height with a collection of 1 and 1.5 storey wood structures occupying the back half of the site. Next to it is a 2.5 storey frame with brick veneer at 215-217 occupied by a coffin maker. The buildings on the southern half of the block appears as 1.5 storey wood and brick veneer separated by a vacant street frontage.

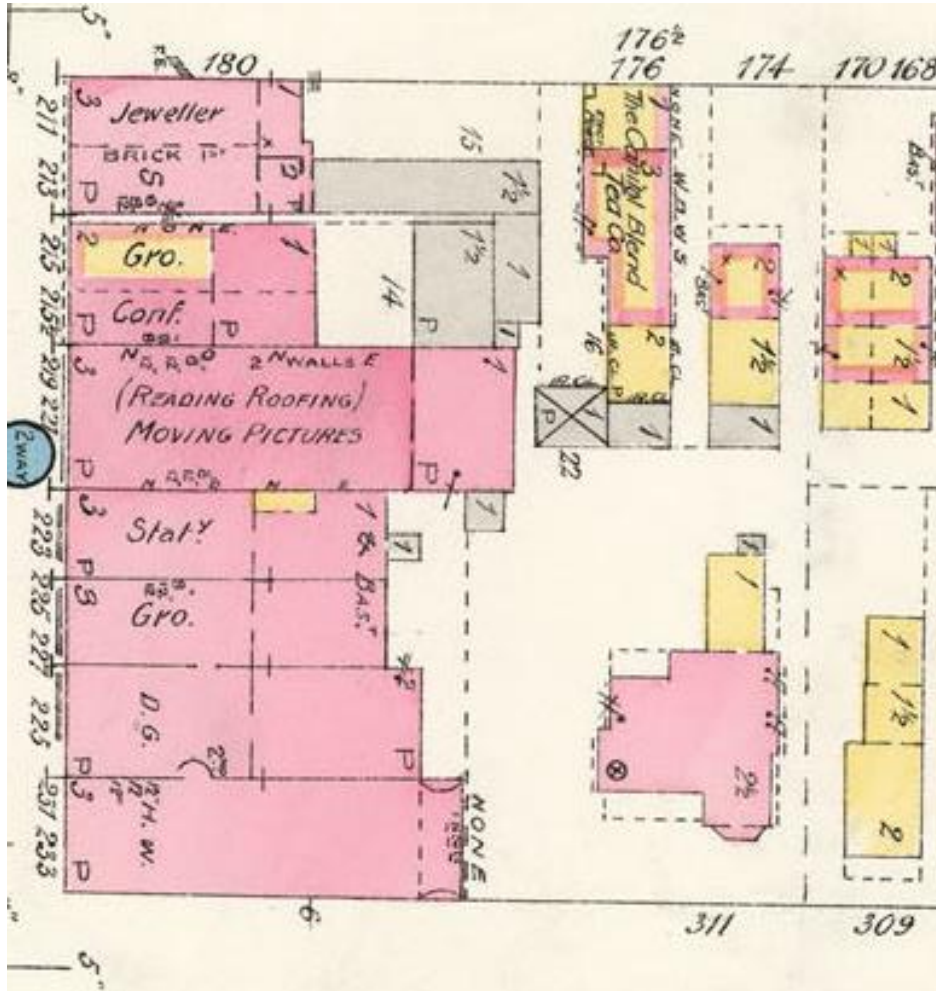


Figure 16: Fire Insurance Plan 1901 and revised 1912 illustrates the build out of properties, and the full range of commercial brick buildings along Bank Street had been built out by 1912. The frontage on 176 Nepean Street documents a 1.5 storey frame building setback from the street. From left to right the retails included 211 -213 Jeweller, 215 Grocer, 217 Confectioner, 219-221 Moving Pictures, 223 Stationary, 225-227 Grocer, 229 Drug Store, and 231-33 Hardware. Source: Collections Canada.

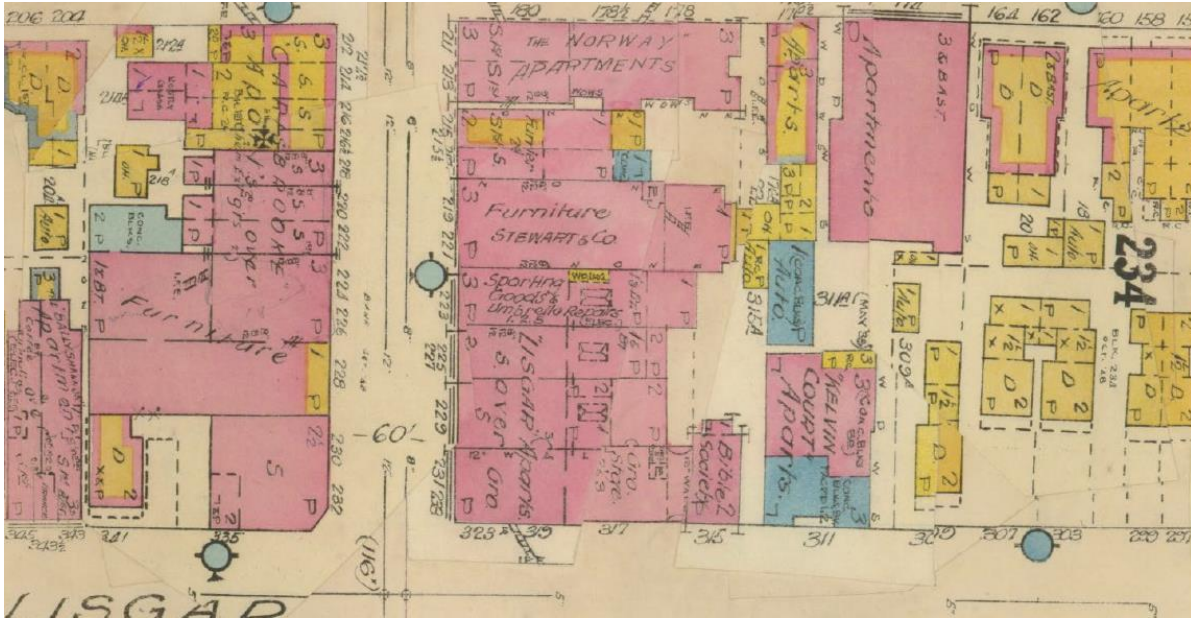


Figure 17: fire Insurance Map 1948, note the changes in the retail activity along the street, which helps to date the photo figure 18.



Figure 18: A view of the 211-231 block with fire trucks in the street. Note the unpainted façades with the decorative keystone with spandrels between the 2nd and 3rd floors. The photo provides a record of the earlier retail storefronts. Although the shopfronts have been dramatically altered, elements such as the recessed shopfront at 227 Bank Street are still evident. The leaded transom and vaulted arch have been covered over. Based on the 1950 photo, it would appear that the three shopfronts at 215, 217 and 219 were similar with recessed entrances and decorative transoms. Source: City of Ottawa Archives, c. 1950.



Figure 19: A view of 231 with the retail entrance shifted from its original central location to the corner and the upper façade painted white. A black band can be seen between the ground floor retail and the upper floors.

3.0 STATEMENT OF CULTURAL HERITAGE VALUE

The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the Centretown HCD. Source: CHCDP 2022.

3.1 *Statement of Cultural Heritage Value*

Both Centretown and Minto Park, as part of the City of Ottawa, are built on un-ceded Algonquin Anishinabe territory. The peoples of the Algonquin Anishinabe Nation have lived on this territory for millennia. Their culture and presence have nurtured and continue to nurture this land.

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 south of Parliament Hill. It grew from a few isolated houses and shops in the mid-19th century into a completely built-out neighbourhood featuring a mix of residential and commercial structures by the beginning of the First World War until 1940.

The District, a part of the much larger Centretown neighbourhood, includes over 600 properties, including properties designated under Part IV of the Ontario Heritage Act and two National Historic Sites, the John R. Booth House, 252 Metcalfe Street and the Victoria Memorial Museum, 240 McLeod Street, (the Museum of Nature.) The policies and guidelines in this Plan apply to all buildings designated under Part IV of the Ontario Heritage Act, in accordance with Section 41 (2).

The cultural heritage value of the Centretown and Minto Park Heritage Conservation Districts Plan lies in their role as early residential neighbourhoods within the larger area of Centretown 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. In addition, its value is derived from its associated commercial corridors and institutions. The development of the Districts, primarily built from the 1870s until 1914, are closely linked to Parliament Hill and its functions. Their proximity to Parliament Hill and pleasant neighbourhood character resulted in them being the home of a number of prominent Canadians.

HERITAGE VALUE

The Centretown Heritage Conservation District is closely associated with the governmental character of Uppertown to the north. The Centretown developed as a desirable neighbourhood for the transient population of government workers and ministers. Centretown still contains a large variety of intact historic streetscapes, reflecting the diverse nature of development that occurred in the area in order to

serve the varied population. Throughout its development, the area reflected national politics and priorities of the time.

The Centretown HCD is generally square, bounded on the east by Elgin Street, on the south by Argyle and Arlington Streets, on the west by Kent Street and on the north by Lisgar Street. A finger delineating both sides of Bank Street extends north to Gloucester Street. The District's commercial areas are primarily located on Bank and Elgin Streets, and the residential areas are focused on the east-west streets that transect the neighbourhood. The current boundaries of the HCD were determined when the district was designated and have not been altered as part of the 2022 Plan.

While most buildings retain their residential use, many others have been converted for use as professional offices, or small retail or commercial establishments. The most common residential building type is the hip-roofed single-family home, with a projecting gabled bay on an asymmetrical façade. 100 Argyle differed in that it was a purpose-built office building. Along with flat roofed, medium density apartment buildings, it also played a strong role in defining the character of the District. In addition, a few commercial corridors, most notably Bank Street, run through the area while still reflecting the low scale and architectural character of the rest of the district.

Centretown's landscape is unified by historical circumstance. Both Stewart and the By Estates opened for development in the mid-1870s and developed under consistent pressures. Together, they constituted the entire area within the boundaries of Centretown. The idea of a separate residential neighbourhood close to downtown was relatively rare, although the concept became increasingly popular in Canadian cities as the nineteenth century ended. Along with residential Uppertown, Centretown has provided walk-to-work accommodation for Parliament Hill and nearby government offices. As part of the residential quarter of official Ottawa, Centretown was a sensitive mirror of national politics.

Bible House at 315 Lisgar Street

designation under part 1V of the Ontario Heritage Act. Bylaw Number 2024-247.

The property at 315 Lisgar Street was designed in 1922 by architect Lieutenant Colonel Clarence James Burritt and built by Richard Alfred Kemp Edwards. The two-storey buff brick commercial building is a purpose-built testament to its function as a Bible House. Located in the Centretown neighbourhood, the property was not included within the existing boundaries of the Centretown Heritage Conservation District (HCD), nor listed on the City's Municipal Heritage Register.

The Bible House's presence contributes to the urban layout of central Centretown and adds to the diverse architectural fabric of the area. Given its architectural, contextual and associate history, the City proceeded with designation in 2024.

Figure 17: Rendering of the proposed Bible House. Source: Citizen, July 1922.



Appendix A

Map 11: Property Classifications

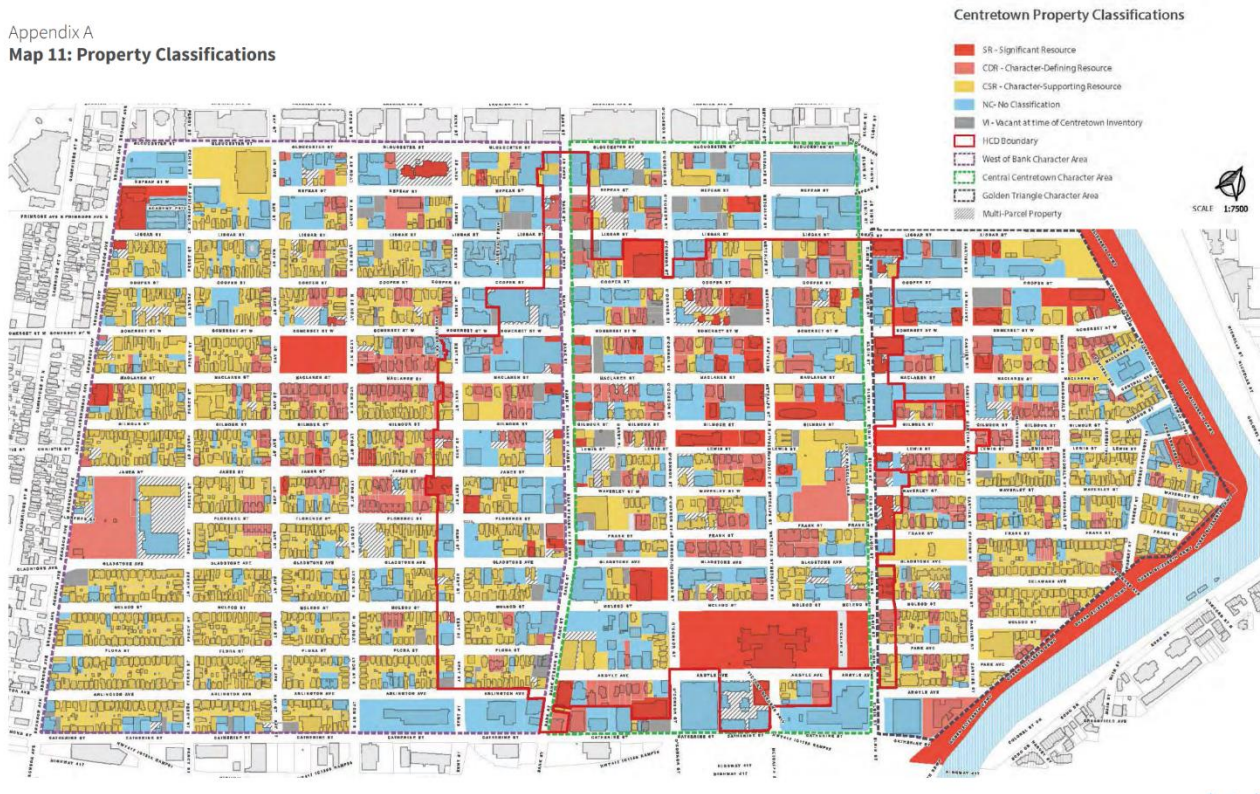


Figure 18: Plan of the CHCD and property classifications from the 2020 Centretown Heritage Inventory. For the purposes of the CHCD Plan, Contributing properties are those classified as Significant Resources, Character-Defining Resources and Character-Supporting Resources and are intended to be retained and conserved. These properties were determined to contribute to the Districts' heritage character. There may be 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. Source: Image - Centretown Heritage Inventory, and Text - CHCD Plan 2022.

List of Attributes of the Districts

The attributes that reflect the cultural heritage value of the Centretown and Minto Park Heritage Conservation Districts as neighbourhoods for all, the growth of which was influenced by Parliament Hill and the functions of the federal government, include:

- Their proximity to Parliament Hill and the traditional downtown core;
- The rich variety of architectural forms, including:
 - Detached dwellings, ranging from grand architect-designed houses for the wealthy to modest working-class structures, semi-detached and row houses,
 - The high concentration of pre-First World War apartment buildings;
 - **The flat roofed commercial structures on Bank and Elgin Streets that form a continuous street wall and typically feature commercial at grade and residential or offices above;**
 - The many churches that reflect the character of the community in the 19th and 20th century, such as Église Unie St-Marc at 325 Elgin Street, Knox Presbyterian Church at 120 Lisgar Street and Dominion-Chalmers United Church at 355 Cooper Street.

- The buildings that illustrate its function as a neighbourhood in a national capital, including the Museum of Nature and its landmark setting, The Public Service Alliance of Canada (PSAC) Building, numerous embassies and national headquarters, and offices for non-governmental agencies;
- The neighbourhood's amenities including parks, churches and recreational and community spaces that reflect its function as a residential area;
- **The predominance of red brick as a building material for a range of building types, including both residential and commercial types;**
- The remaining street and park trees that serve as reminders of the former dense tree cover in the HCDs;
- The low-rise house-form buildings on McLeod and O'Connor Streets that form a strong urban edge and an attractive setting to the Museum, a beloved local institution;
- **Bank and Elgin Streets, the commercial heart of the neighbourhood, that continue to serve as traditional main streets; and**
- The groupings of similar houses that surround Minto Park that indicate the lot-by-lot development pattern in the HCD and the work of individual builders anxious to capitalize on the park when marketing their new houses.

CHARACTER-DEFINING ELEMENTS

Character defining elements that contribute to the heritage value of the Centretown Heritage Conservation District include:

- The heritage residential character of the district, featuring low to medium scale development;
- **The original grid block layout and plan;**
- Relatively intact residential streetscapes;
Predominant use of Rideau red clay decorative brick veneer with trim details in stone, wood, and pressed metal;
- Its varied building types and styles due to the diverse populations of the area;
- Its single-family homes executed in a vernacular Queen Anne style, with substantial wood verandas and elaborate trim, varying in size;
- its low-rise apartment buildings with similar detailing to single-family dwellings but featuring horizontal layering and flat roofs;
- **its commercial corridor on Bank Street, consisting of low-rise commercial and mixed-use buildings set close to the street;**
- **Its development during a significant period in the growth of Ottawa as the government centre of Canada;**
- **Its connection with Uppertown and the governmental activities which occur there;**
- Its associations with many people and institutions of national prominence who have played an important role in shaping Canada; and,
- Its historical role as a meeting place for governmental and community groups, clubs, and organizations.

COMMERCIAL AND MIXED USE / HISTORIC MAIN STREET BUILDING TYPES

The Centretown and Minto Park Heritage Conservation Districts are 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 also has commercial buildings between Bank and Kent Streets.

Attributes associated with the commercial and mixed-use/ main street building type are:

- The flat-roofed commercial structures that feature retail at grade with up to three floors of commercial or residential above;
- The architectural details associated with the late 19th and early 20th main street structures, stylistically influenced by Edwardian Classicism and the Italianate style, with a particular emphasis on horizontal elements.
- Details include:
 - decorative parapets, cornices with details such as corbels and dentils,
 - stone lintels and brick voussoirs, decorative red brick detailing such as string courses,
 - channels, pillars, and pilasters,
 - regular fenestration patterns, oriel, and bay windows;
- The lack of front and side lot line Setbacks of the main street structures that create a one to four storey street wall on Bank and Elgin Streets, typical of commercial streets of the late 19th and early 20th centuries;
- Buildings that are either attached or immediately adjacent to one another;
- Vernacular commercial buildings with narrow frontages at regular intervals, and larger commercial buildings featuring frontages divided into narrow bays;
- The remaining historic storefronts that generally feature central recessed entrances flanked by display windows, with the entrances to the upper floors alternating with the store entrances;
- The vertical rhythm of the commercial block façades, created by bands of vertically oriented windows; and
- Upper storeys characterized by a mix of window shapes, including round arched and rectangular, that occupy 50 - 75% of the upper walls.

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 *Description of the Proposed Development*

The proposal is to conserve and stabilize and restore the Bank Street buildings façades to their original design, repointing, and as necessary using salvaged exterior brick, conserving limestone detailing, and restoring and where necessary replicating character-defining features including the metal cornices, window enclosures, parapets, and balustrades. A contemporary six-storey infill building will be constructed above and within the stabilized perimeter.

The proposed development includes ground floor retail (ground and basement), and 8 floors of residential apartments with both indoor and outdoor amenity areas.

The property owner proposes to restore the range of two and three-storey commercial/mixed-use properties on land located in the Centretown neighbourhood of the City of Ottawa. The area is part of a Traditional Mainstreet area on Bank Street between Nepean and Lisgar Streets. The municipal addresses are 211, 215, 219, 223, 231 Bank Street and 178 Nepean street will include a basement floor for apartment storage, for bicycle parking and for building services. No car parking will be provided. There will be a ground floor retail component, and an apartment lobby, with 2 floors of renovated space on the second and third floors for residential apartments. An additional 6 floors of new residential building is planned.

The ground floor of the proposed building will have one principal entrance to the upper residential units, fronting at 217-219 Bank Street. There are potentially 7 ground floor entrances for retail units prominently located along Bank Street, with frontage potentially at the Nepean and Lisgar corners of the site. Fronting onto Lisgar Street, there is also a main entrance to the residential units. There is no parking required for the development program proposed, and no setbacks proposed along the two property lines or at the rear laneway.

The proposed addition retains the original roof ridgeline of the existing heritage contributing buildings, and steps back approximately 3 to 3.9 metres past the third floor to extend the new residential addition up to a height of nine floors. The addition retains the two (2) storey building at 317 Bank Street and provides a continuous nine (9) storeys above. Along the back, the proposed addition is designed to create a courtyard around the rooftop of the one (1)-storey podium.

The design of the upper new development acknowledges the adjacent designated Bible House with the setback of the tower 3.5 meters back from the existing façade, which provides breathing room and the visual prominence of the 2-storey building. The west façade of the designated Bible House butts up against the proposed development. As part of the stabilization plan, it will be necessary to provide a shoring and stabilization plan to protect its foundation during construction.

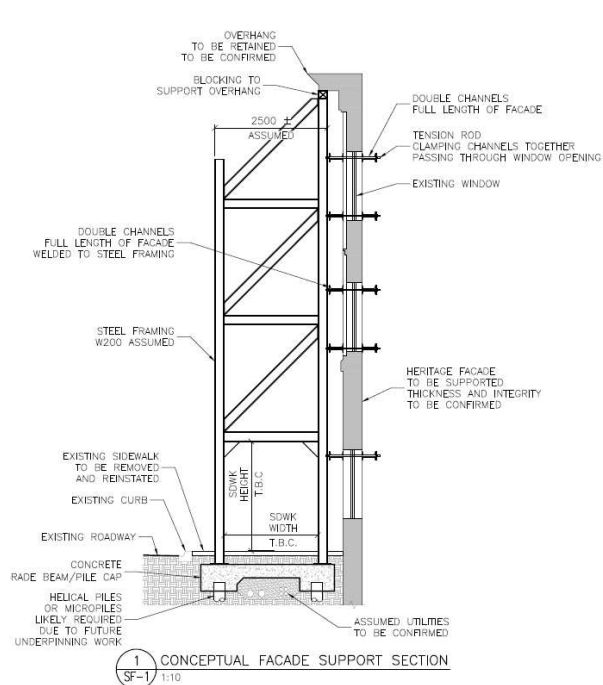
4.2 Built Form and Urban Fabric

The proposed development incorporates a grouping of heritage buildings located at a prominent location ideal for an architectural expression that evokes a sense of main street landmark occupying the east side of the entire city block. The three-storey buildings adjacent to the lot line have no setbacks. The intent of the development is to retain and continue a sense of urban pedestrian scale in keeping with the character of the Traditional Main street, and the existing street frontages along Bank Street.

Smart Living plans to restore the buildings' exterior façades, replicating missing elements of the ground floor retail shopfronts and enhancing the existing upper heritage façades. The current planned approach for the rehabilitation of four buildings is to seismically upgrade each of the buildings by restoring existing elements and by adding new structural elements to improve the lateral load path of the building and reduce load demands on existing elements.

4.3 Structural Shoring and Masonry Conservation

The temporary shoring plan and masonry restoration addresses the existing exterior masonry on the first, second, and third storeys of the existing buildings at 211, 215, 219 223, and 231 Bank Street as well as the extensions along 178 Nepean and Lisgar Streets. The work has been undertaken by Art Engineering; a structural engineer licenced in Ontario with a background in masonry conservation. The assignment includes preparation of masonry restoration drawings including preparation of specifications describing repairs, repointing, and cleaning for each of the four buildings. As well, the engineer will outline a strategy and provide direction ensuring temporary shoring to support the heritage façades with bracing erected on either the outside façade or the interior façade. The drawings will include a layout, elevation, sections, restoration procedures and details, specific to each of the façades. Art Engineering will provide a detail description of the methodology for shoring the existing buildings from the exterior in the design phase.



The temporary shoring plan and masonry restoration (in progress) addresses the existing exterior masonry on the first, second, and third storeys of the existing buildings at 211, 215, 219 223, and 231 Bank Street as well as the extensions along 178 Nepean and Lisgar Streets. Portions of the rear façade are being demolished and brick will be salvaged for use in repairs and infill with matching material.

Figure 19: Elevation of the conceptual façade support structure. Source: Art Engineering Ltd. July 2024.

4.4 Materials and Finishes

<p>EXTERIOR MATERIALS LEGEND</p> <p>MASONRY</p> <p>(1.1) MASONRY FINISH : OFF-WHITE (COLOR CODE TBC)</p> <p>(1.2) EXISTING MASONRY</p> <p>(1.3) MASONRY FINISH : OFF-WHITE (COLOR CODE TBC)</p> <p>METAL CLADDING</p> <p>(2.1) PRE-PAINTED ALUMINIUM PANELS FINISH : OFF-WHITE (COLOR CODE TBC)</p> <p>(2.2) PRE-PAINTED ALUMINIUM PANEL FINISH : CHARCOAL (COLOR CODE TBC)</p> <p>(2.3) PRE-PAINTED METAL FLASHING FINISH : OFF-WHITE (COLOR CODE TBC)</p> <p>(2.4) PRE-PAINTED STEEL PANEL FINISH : OFF-WHITE (COLOR CODE TBC)</p>	<p>WINDOWS, DOORS AND CURTAIN WALLS</p> <p>(4.1) WINDOWS, CURTAIN WALLS AND DOORS : PRE-PAINTED ALUMINIUM & CLEAR TEMPERED GLASS FINISH : OFF-WHITE (COLOR CODE TBC)</p> <p>(4.2) WINDOWS, CURTAIN WALLS AND DOORS : PRE-PAINTED ALUMINIUM & CLEAR TEMPERED GLASS FINISH : CHARCOAL (COLOR CODE TBC)</p> <p>(4.3) DOOR : PAINTED STEEL FINISH : OFF-WHITE (COLOR CODE TBC)</p> <p>RAILINGS AND SCREENS</p> <p>(5.1) ANODIZED ALUMINIUM FRAME & NATURAL CLEAR GLASS FINISH : OFF-WHITE (COLOR CODE TBC)</p> <p>(5.2) ANODIZED ALUMINIUM FRAME & PATTERNED GLASS FINISH : OFF-WHITE (COLOR CODE TBC)</p>
---	--

The legend above lists the material and finishes of the exterior façade. Source: Neuf Architectes Inc. September 2024.

4.5 Schematic Design Drawings and Renderings



Figures 20, 21, 22, & 23: Nepean Street, Lisgar Street, Bank Street, and east (rear) elevations with the proposed 9-storey development.



Figure 22: West Elevation and Figure 24 is the east elevation.

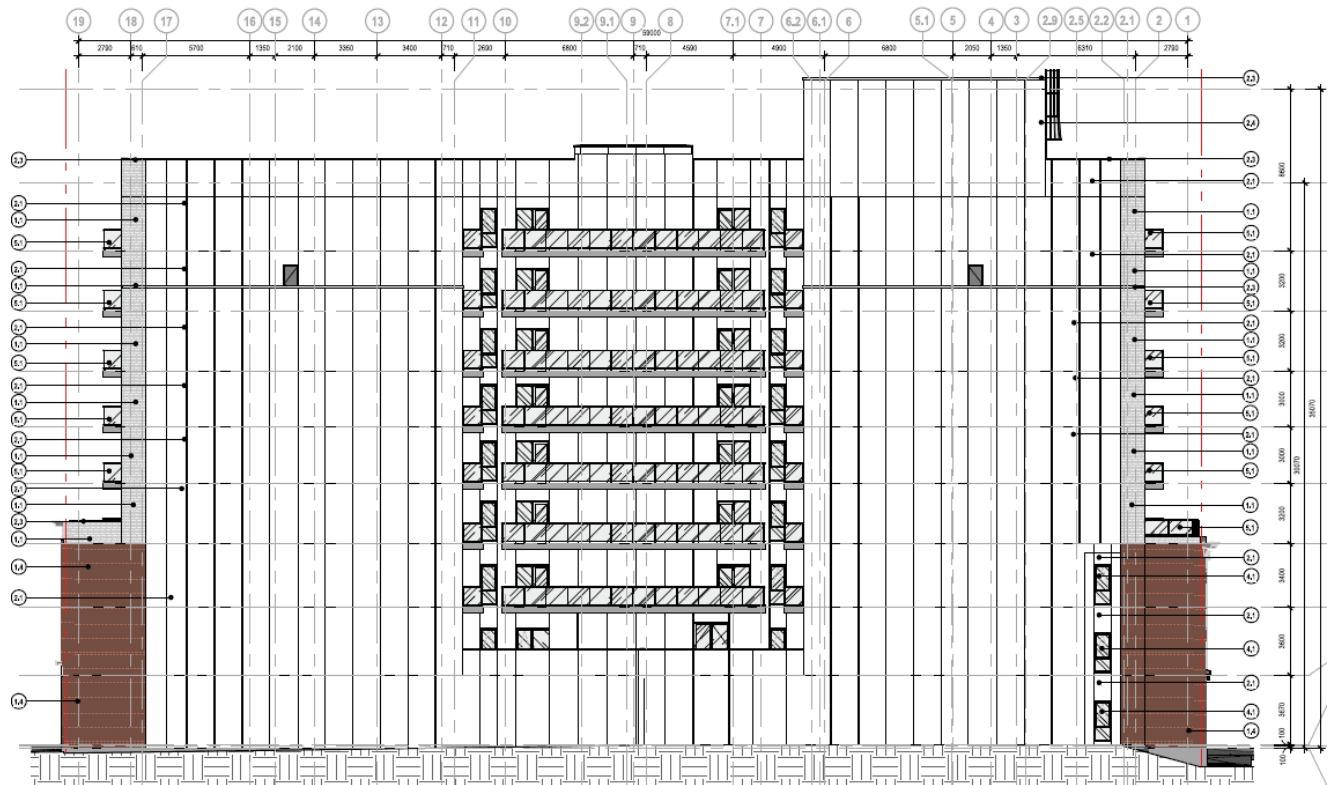




Figure 24: Views of the adjacent designated buildings on Lisgar Street.



Figure 25: Bank Street elevation looking East and perspective views of the intersection of Bank Street and Lisgar with the proposed 9-storey development. Source Neuf Architecture, 2024.



Figure 26: View from the intersection of Bank and Nepean Streets. Source Neuf Architects 2024.



Figure 27: View from the intersection of Bank and Lisgar Streets, with a thumbnail of the before view. Source Neuf Architects 2024.



Figure 28: Lisgar Street (South) Elevation with the two existing buildings adjacent. The 6-storey new construction above is recessed, and the existing buildings continue to provide a pedestrian realm.



Figure 29: Contextual View with the proposed Richcraft development. Source: Neuf Architecture 2024.

5.0 IMPACT OF THE DEVELOPMENT PROPOSAL

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the CHCD. The guidelines contained 2022 Centretown Heritage Conservation District Plan (CHCDP) are used to assess the impacts. The heritage attributes and character-defining features of the CHCD are itemized in Section 3.0.

5.1 Policy and Guidelines, CHMCD Plan 2022

4.1 Centretown Heritage Conservation District Plan General Policies	
4.1.4. Where development is proposed that involves the retention of Contributing buildings within the project, these buildings shall be conserved and enhanced according to Parks Canada’s “Standards and Guidelines for the Conservation of Historic Places in Canada” and the policies and guidelines of this Plan.	Response: The proposed approach retains the exterior of the buildings along the east side of this block of Bank Street. And the two east-west side streets. The storefronts will be rehabilitated/restored, and the upper floors conserved, windows will be replaced, painted brick cleaned, and the decorative cornices repaired and/or replicated as deemed necessary. Six floors of new construction setback 3m above the 3 rd floor roof of the existing buildings.
6.0 Conservation and Repair: Contributing Properties	
6.1. Conserve and retain historic roof forms (profile and roof forms), materials and details (e.g., soffits, eaves, bargeboard, parapets, cornices, and finials).	Response: The cornice line and parapets of the four buildings will be maintained and restored as required.
6.2. Conserve, maintain and repair historic masonry, stucco, and wood exterior cladding.	Response: Three of the four buildings are brick construction, the fourth is brick clad frame construction. The exterior cladding of the upper floors will be conserved. The existing ground floor commercial storefronts have over time been altered. Each of the storefronts will be rehabilitated.
6.3 Do not conceal historic masonry or cladding with new materials; painting brick or stone is not appropriate.	Response: All four buildings appear to be structurally sound, and alterations to the buildings are restricted to the ground floor retail, none of which prohibit them from continuing to contribute to the HCD. The painted brick on the Wallack’s building will be removed.
6.3.2 Conserve and retain historic windows and doors, including their form, design, and details	Response: The form, design, and details of the windows in the upper floors of the four buildings

<p>(e.g., sills and lintels, surrounds, sidelights, and transoms etc.), and proportion, particularly those that are decorative, or feature leaded or stained-glass. Consider restoration wherever possible. 6.3.3 Conserve the overall fenestration pattern on primary façades.</p>	<p>vary with different fenestration patterns and proportions. These will be documented, and new matching windows will be installed in keeping with the original.</p>
<p>6.6 COMMERCIAL AND MIXED USE: STOREFRONTS</p>	
<p>6.6.1. Conserve remaining historic components, including stone, brick and cast-iron columns, historic plate glass windows with metal or wood bulkheads/kick plates, original or early doors and transoms, decorative wood, or metal first floor cornices. 6.6.2. Conserve the historic arrangement of storefronts (recessed store entrances, secondary doors, cornices, sign bands, etc.), when historic materials and signs have been removed and replaced.</p>	<p>Response: A conservation plan is being prepared to address historic attributes of the storefronts, including the arrangement of storefront entries transoms and cornices and signboards.</p> <p>At various times there were between 6 and 9 shopfronts with separate entrances. The plan will reinterpret the originals using historic photos and comparative examples to assure that interventions are appropriate. Where character-defining historic storefront elements are missing, they will be reinstated. Inappropriate cladding will be removed, and remnant elements will provide guides to new interventions</p>
<p>6.7 COMMERCIAL AND MIXED USE: UPPER STOREYS</p>	
<p>6.7.1 Conserve remaining historic components, including stone, brick and cast-iron columns, decorative brickwork, stone trim and string courses, historic window openings and trim, bay windows and decorative wood or metal cornices.</p>	<p>Response: A conservation plan is being prepared to address historic attributes of each of the upper storeys including the arrangement of windows, decorative brickwork, and cornices.</p> <p>The plan will reinterpret the originals using historic photos and comparative examples to assure that interventions are appropriate. See Figure 22 & 23) Where character-defining historic elements are missing, they will be reinstated. Inappropriate cladding will be removed., and remnant elements will provide guides to new interventions.</p>
<p>7.2 ALTERATIONS: COMMERCIAL AND MIXED USE BUILDINGS</p>	
<p>7.2.1 Bank Street’s defines its character as a 19th century neighbourhood with a wide range of building types and functions. When contemplating changes and renewal, make every effort to ensure that alterations evoke the character of the historic commercial buildings of the District.</p>	<p>Each of the buildings’ exterior façades has been recorded, documenting the range of building styles.</p>
<p>Guidelines a) Consider removing blocked in windows and inappropriate later windows from the upper</p>	<p>In keeping with the guidelines, the defining attributes noted on the as-found drawings will be noted and lost features and inappropriate later</p>

<p>storeys of commercial buildings. Replacement windows should be based on historic evidence, if available. If there is no evidence, examples from nearby buildings can be used for guidance.</p> <p>b) When updating storefronts for new owners, make every effort to uncover original storefront elements. If they no longer exist, design the new storefront to evoke the traditional qualities of the street</p> <p>c) New rooftop terraces should be located away from the front façade, with their railings and fixtures located as discretely as possible. The design and materials of new terraces and their elements should be compatible with the character of the building on which they are located.</p>	<p>additions will be highlighted, and a replacement feature introduced if the original has been lost or is deteriorated.</p> <p>Where possible, original storefront elements will be uncovered and documented. If they no longer exist, design the new storefront to evoke the traditional qualities of the street using comparative historic photos to determine appropriate examples including, transom secondary cornice, bulkhead, recessed doorway, and signage.</p> <p>It is planned that there will be a terrace on the roof of the new building. It will be set back to prevent overlook.</p>
<p>8.2 ADDITIONS TO CONTRIBUTING COMMERCIAL AND MIXED-USE BUILDINGS</p>	
<p>8.2.1 Small and large rooftop additions must be located sensitively to limit visual impacts and ensure that the heritage attributes of the building and streetscape are conserved.</p> <p>8.2.2 In cases where a large rooftop addition (i.e., over two storeys) is proposed, it is critical that the proposal does not necessitate dismantling and reconstructing existing heritage resources.</p> <p>8.2.3 Consider the location, materials, and other design measures to mitigate negative impacts on the HCD and the existing building.</p> <p>8.2.4 The overall height and massing of a rooftop addition must be carefully considered, avoiding disrupting the proportions of the existing building. If located on a corner lot, consideration should be given to how additional massing can be mitigated on the side façade.</p>	<p>Along with the conservation of the 4 buildings, the development will include construction of a 6-storey addition setback 3m from the existing buildings. The existing buildings will serve as the podium or base, with the body of the new construction extending over the 6 floors.</p> <p>The variations in the brick colour will be maintained, and the painted brick will be cleaned. To complement and promote the heritage façades, the new superstructure will be a neutral light palette.</p> <p>The proposed 9-storey building is designed to showcase the existing two- and three-storey heritage contributing buildings below by preserving the original roofline and setting the mid-rise addition 3 metres further back from the existing front and side property lines. An effort has been made to interpret the character, proportions, and scale of the existing buildings in the proposed design. As the development will occupy a full city block with the massing extending along both Nepean and Lisgar the defining elements of both corner buildings have been considered. As well, the adjacent designated Bible House retains its position and is not overwhelmed.</p>

9.2 NEW CONSTRUCTION INCORPORATING CONTRIBUTING BUILDINGS Policies and Guidelines	
<p>9.2.1. Given that the conservation of Contributing properties is one of the goals of this Plan, this type of proposal must meaningfully retain and incorporate existing Contributing buildings and their attributes in order to be considered. Meaningful retention allows for the continued understanding of the building’s original three-dimensional form and elements that convey how the property contributes to the HCD. To achieve this, the project must consider</p> <ul style="list-style-type: none"> » Height, width, and depth; » Shape and arrangement of volumes; » Original roof form and rooflines; » Character-defining elements and features such as chimneys, porches, and other architectural details. 	<p>Response: The proposed approach retains and incorporates the contributing buildings in a meaningful manner. The adjacent designated building is respected, with the new construction setback from the street and the traditional relationship with the Wallack building maintained.</p> <p>See the development plans and renderings for an understanding of the treatment in addressing height, the distinct character of each of the buildings and how these characteristics have been carried into the new design.</p>
<p>9.2.3. When a project incorporates existing Contributing building(s) into a larger development, those existing buildings will continue to be featured prominently on the lot and within the streetscape. The proposed development will complement the existing structure[s] through the use of compatible materials, fenestration pattern, relationship to the street or other measures.</p>	<p>Response: The design for the new additions approximates the width of individual heritage buildings.</p>

5.2 Official Plan Section 4.5.2 Cultural Heritage Resources Policy 9

When reviewing applications for zoning amendments, site plan control approval, demolition control, minor variance, the City will ensure that the proposal is compatible by:

3) When a development involves the retention of all or part of a built heritage resource and its integration into a larger development, the built heritage resource shall be retained in its original place during the construction process. Where the retention of the resource in-situ is determined to pose unacceptable risk to the resource, as determined by an engineer or an architect specialized in the preservation of built heritage resources, the City may permit the temporary removal of the resource during the construction process followed by its restoration after reinstatement on the original site.

Response: The development involves the retention of the exterior façades of the 4 buildings along Bank Street and the two side streets, Nepean and Lisgar. The façades will be supported and retained during construction, followed by their restoration as part of the overall site development.

5.3 Standards and Guidelines

The “Standards and Guidelines for the Conservation of Historic Places in Canada” were adopted by City Council in 2008 and are used to evaluate all applications under the Ontario Heritage Act. Conservation includes all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life and may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes. Reconstruction of a demolished historic place is not considered to be a conservation activity. Definitions follow:

Preservation involves protecting, maintaining, and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value;

Rehabilitation involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value;

Restoration involves accurately revealing, recovering, or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value.

The General Standards contained in the Standards and Guidelines for Conservation of Historic Places in Canada are useful to determine impacts on the character-defining features

As per the General Standards (all projects)

Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements.

The character defining elements of the CHCD are itemized in Section 3.4 Commercial and Mixed Use/ Historic Main Street Types and include:

“The flat roofed commercial structures that feature retail at grade with up to three floors of commercial or residential above.

The architectural details associated with the late 19th and early 20th main street structures, stylistically influenced by Edwardian Classicism, and the Italianate style, with a particular emphasis on horizontal elements and details.

The list of attributes goes on to describe specific details, setbacks, frontages, recessed entrances, vertical rhythm of façades and vertically oriented windows and upper floors characterized by a mix of window shapes.

Discussion: The upper floors of the Bank Street façades are representative of commercial attributes that are mostly intact and repairable using recognized conservation methods. On all four buildings the shopfronts will be reinterpreted based on comparable information.

Standard 11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

Discussion: The new addition conserves the heritage value and heritage attributes of the buildings. The addition is physically and visually compatible with the historic buildings in terms of interpreting the stylistic differences and rhythm of the buildings along the street, massing and scale. In addition, the strong vertical expression of the new addition supports the existing buildings. The 3m + setback of new construction above the third floor creates a clear distinction between new and old with the existing buildings serving as a podium; and the treatment of the upper floors helps define base middle and top.

Standard 13 of the “Standards and Guidelines:” Repair rather than replace character-defining elements from the restoration period, Guideline 26, “Additional guidelines for Restoration Projects” recommends: Recreating missing features of the exterior form based on physical or documentary evidence.

Discussion: The development proposal includes the rehabilitation of four early Bank Street retail buildings as part of the development with a program to conserve their retail character, integrate their structure as a podium feature into the planned development, and interpret their historic use. The conservation plan is being prepared to provide guidance and help determine the condition of various features and the least intrusive way to incorporate them into the rehabilitation.

5.4 Development Impacts

Positive impacts of the proposed development on the cultural heritage values of the Centretown HCD

The following are from the City of Ottawa CHIS template, positive impacts of a development on cultural heritage resources typically can include, but are not limited to (highlighted in bold, those items deemed most relevant for consideration in this HIA):

- **Restoration of a designated building or structure, including replacement of missing attributes,**
- **Restoration of an historic streetscape or enhancement of the quality of the place,**
- **Adaptive re-use of a cultural heritage resource to ensure its ongoing viability,** and
- **Access to new sources of funds to allow for the ongoing protection and restoration of the cultural heritage resource.**

Other positive impacts specific to the 211-231 Bank Street & 178 Nepean Street redevelopment project include:

- The development proposal includes the rehabilitation of four early Bank Street retail buildings as part of the development with a program to conserve their retail character, integrate their structure as a podium feature into the planned development, and interpret their historic use.
- The conservation of the four buildings between Nepean and Lisgar Streets will continue to define the block, punctuate the corners, and link the retail character with the east-west side streets.
- The character of neighbouring buildings along this section of the Bank Streetscape are acknowledged using building materials, and the height of the retained buildings.
- Incorporating a 3m step back of the new development allows the heritage buildings to maintain their prominence in views along the retail corridor.

- The development will result in an introduction of 266 new apartment units with a significant increase in pedestrian traffic, supporting the city’s objectives to increase residential housing in the downtown.
- This development will set a precedent for other vacant or underdeveloped sites in the area.
- Arriving at a design concept that retains and conserves the four building façades and exterior massing including the ground floor retail storefronts, and the upper floors, exterior finishes, decorative metal and brick trim keystones, parapets, and roof balustrades.
- The form and materiality of both the Bank Street and Nepean/Lisgar façades will be retained, and a conservation plan outlining stabilization, seismic considerations, repairs to the brickwork and selective reconstruction of shopfronts, restoration, and reassembly of architectural components in need of conservation and active retail facing onto Bank Street.
- The new development provides a revitalization strategy for an entire block of Bank Street, including the rehabilitation of corner elements on the north (Nepean) and south end at Lisgar).

Adverse impacts of the proposed development include:

- There are no negative impacts specific to the retention and conservation of this block.
- Windows will be replaced with new units, and interior structural assembly replaced.
- There will be minimal adverse shadow.
- The neighbouring designated Bible house will be directly adjacent to the new 9-storey development, with the potential of overwhelming it. This is mitigated with the setback of the new build and the retention of the carriage way.

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 Alternatives

The following alternatives should be considered to improve the integration of the restored façades with the proposed infill. The alternatives apply primarily to the Bank Street façades.

- A two-storey brick clad apartment building with a more recent third floor at 311 Lisgar constructed in the 1920s and next to it at 315 Lisgar is a two-storey Bible Store; both are located outside the limits of the HCD. The inclusion and restoration of the two properties on Lisgar should be considered. The Bible Shop has recently been designated, 311 is not designated but could be successfully incorporated as part of the plan development. Their inclusion would offer opportunities for additional residential, outdoor amenity, and mid-block access between east-west streets.
- The Wallack Art supply is an important and long-term retail operation servicing the art community. It is unfortunate that this widely recognized landmark anchor will be displaced. Efforts are being made to ensure that they have the opportunity to return following redevelopment. Although not necessarily a heritage concern, the preservation and retention of studio and exhibit space are positive.

6.2 Mitigation measures

All the recommendations outlined in the Conservation Strategy, should be implemented to help preserve the character defining elements of each of the buildings.

6.3 Conclusions

The proposed restoration and rehabilitation approach is in keeping with Parks Canada's Standards and Guidelines and provides a good opportunity to test the new Centretown and Minto Park Heritage Conservation District Plan.

The proposed development will have only minimum impact on the original assemblies and materials. The proposal addresses an entire city block will contribute to the revitalization of Bank Street. Given the scale of the project, care will need to be taken, and detailed drawings prepared to determine the extent of alterations to the shopfront and what elements will need conservation.

The development proposal with emphasis on providing a design in keeping with the character of the traditional neighbourhood and in-line with the *Centretown and Minto Park Heritage Conservation Plan* is a worthy endeavour. The exterior appearance and scale of the buildings along this block of Bank Streets will be conserved and upgraded and with the interior spaces reconfigured for integration as residential units, providing 266 residential units. The new treatment set above the existing buildings carries the materiality and linear forms of the restored portion throughout the new construction, with compatible materials and fenestration proportions.

The Bank Street 'Finger' is a significant-built heritage component of the Centretown Heritage Conservation District, reinforcing the traditional main street as a significant built form within the district. Relative to other existing commercial/residential buildings along Bank Street within the HCD, the subject buildings are rated highly for design/style and are considered as an architecturally grouping of significant buildings in their own right. Their heritage value, as described above, appears to relate primarily to their early date of construction, stylistic expressions, and their fit within the streetscape. The over design takes advantage of the two neighbouring properties on Lisgar. The tower portion is setback from the street and allows the adjacent buildings to stand proud.

The development will contribute to a well-defined block of streetscape along Bank Street with reinstated and restored storefronts. It will introduce high-quality active commercial entrances and a formal entrance leading to the residential units above. The existing buildings serve as a three-storey podium with new construction above setback three (3) metres to define the street edge with egress/access to the upper floor residences provided on the east west streets. This helps to retain the hierarchy role of uses, with residential along the side streets and commercial along Bank Street. Collectively, the overall development contributes positively to a struggling downtown commercial street and buffers the transitions into high-rise building within the neighbourhoods behind.

7.0: BANK STREET CONSERVATION PLAN

7.1 Introduction

The following conservation plan is an update of the HERITAGE IMPACT STATEMENT submitted June 2023, Applications D02-02-22-0127 / D07-12-22-0188 and plan number 18910. It responds to comments provided by the City of Ottawa. The comments are listed below:

City of Ottawa Initial Comments:

- *Maintain the existing pattern of recessed entrances. Recessed entrances are an important attribute along Bank Street to retain the rhythm and character of the streetscape.*
- *Limit the third-floor terrace to the Nepean façade. Remove the portion overlooking Bank Street, as rooftop terraces are not common within the Centretown HCD.*
- *Consider the removal of the cinder block wall on the Nepean façade, or alternatively, install a mural as proposed in the Conservation Plan.*
- *Consider improvements to the Nepean façade through the replacement of the altered windows, shown in the image below. For consistency, and a historically appropriate window style, replace any non-traditional styles with one-over-one windows. The Conservation Plan indicates that all windows will be replaced with new units, however the elevations and renderings show the existing windows in the proposal.*

City of Ottawa 30% Complete Comments:

Heritage Application 219-223 Bank Street, at 178 Nepean Thank you for your submission, heritage staff are pleased to see the response to our comments and the detailed engineering study of each façade. Comments regarding the design:

- Please consider introducing a bit of colour from the heritage buildings into the new construction.

Response:

The upper floors were intended to provide background vanilla and help focus on the podium and pedestrian scale of Bank Street. The planned Richcraft highrise towers adjacent to the site will overwhelm the nine storey and the distinction will further emphasis the foreground.

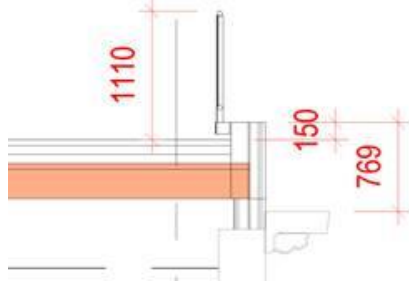
This could be a red/brown or black accent colour that relates to the existing brick or cornice colour. This will help to integrate the new construction better to the Centretown HCD.

- Remove or push back the wall/railing above the second storey building along Bank Street.

Response:

The height of the third level has been increased to maintain headroom. The bulkhead and railing have been set back, with the cornice standing proud of the façade. As illustrated by the image, the level (orange) is located above the cornice, we need to add a wall in this area anyway.

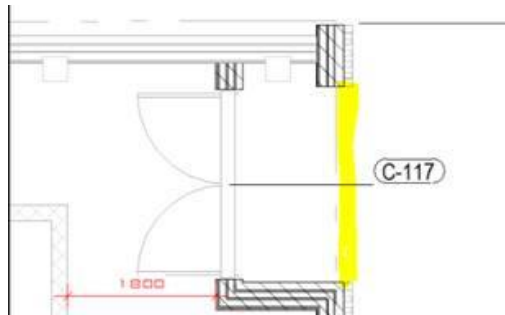
If we go with the minimum amount of the extension of the wall (150 mm from the roof finish), we will need a 769 mm wall on top of the cornice, and the railing will be attached to the back of the wall.



- Recess the Lisgar entrance to maintain the character of the carriageway. This feature was identified as a heritage attribute in the Conservation Plan and there are few left in the HCD, so should be respected.

Response:

The doors have been set back but with the need for security and these alcoves being used for sleeping, would a metal grid used at night be acceptable (yellow highlight below)?



- Please confirm the operating mechanism for the windows on the heritage facades, 2nd and 3rd floor. They should be sash windows that slide upwards.

Response: *They are intended to be a single hung sash window opening upward.*

- Is the blue highlighted area on the images below a sign band? If so, consider reducing the height. The Lisgar façade has what appears to be plywood in the location. Please remove and repair any damaged brick below. Additional drawings/updates:

Response: *The horizontal panel along Lisgar façade has been part of the building since it operated as a grocery store (Dominion). The plan is to carry out some removals and determine if it can be removed without extensive brick repairs. It appears to be plywood panels fastened directly onto the brick. If it can be removed and the brick repaired, that is our 1st choice. If there is too much damage, we will consider replacing the panel with a narrower horizontal fascia-board, as shown on the revised drawing.*



Please update or provide the following to complete the heritage application:

- Renderings of North and South along Bank Street of Along Nepean and Lisgar Streets

See both the HIA and the Conservation Plan

- Heritage Impact Assessment of Update HIA with correct drawings.

o The adjacent building at 315 Lisgar Street has recently been designated under Part IV of the Ontario Heritage Act. Please include an analysis of any impacts on the adjacent building.

Response: See the October 2024 revised HIA

- Conservation Plan One small typo on Page 3. It reads Manor Park instead of Minto Park, when referring to the HCD Plan. Community Improvement Plans (CIP)

Response: Good catch, sorry I got my projects mixed up.

- This project may qualify for our Heritage CIP, a program that provides a grant up to \$500,000 over a 10-year period. This grant is pending an increase in property taxes and is tied to the amount of money spent on restoration. A recent change to the program means that any application must come at the same time as the heritage permit application. More information about the new program can be found here: Amended Heritage Community Improvement Plan | City of Ottawa. If you are interested in applying for this, please let me know so that we can set up a meeting to discuss the project further in terms of requirements.
- A new Affordable Housing CIP was recently introduced and can be stacked with the Heritage CIP. If you are interested in this program, please refer to the following website: Affordable Housing Community Improvement Plan | City of Ottawa.

Response: This is an ideal project that fits the CIP and the affordable housing guidelines. The client team are genuinely interested in pursuing both grants.

7.2 Narrative Summary

The narrative summary provides an update of the development's design approach, including the response to the City's comments on the proposal.

The policies and guidelines for the conservation and restoration of commercial heritage properties are outlined in Sections 6.0, and 7.0 of the Minto Park and Centretown Heritage Conservation Plan. The guidelines address the existing facades of the four existing designated buildings, focusing on the street

level storefronts and the upper stories of commercial properties. All the guidelines have been considered in the proposed development and are included in the HIA. The four rehabilitated buildings maintain the rhythm of the streetscape in its traditional form, with distinguishing features interpreted. The floor-to-floor height of the ground floor retail units are being retained, as are the second and the third floors. The proposed design maintains the street walls along Bank Street and both Nepean and Lisgar Streets. The rear walls as well as interior dividing walls of each of the four buildings will be demolished, and much of the existing brick will be salvaged for use in repairs to street front buildings.

Ground Floor and Storefronts

Over time, the storefronts along Bank Street have been altered with only fragments of original features remaining, whereas upper floors have maintained much of their original fabric. There are only a few period photos documenting the appearance of the buildings. The most informative view of the street is taken from the corner of Lisgar looking north. It has been estimated that the photo dates circa 1950 based on the fire truck with smoke billing out from what looks like the 219 Bank Street (figure 1.) In the foreground, the Wallack's Building shopfronts are intact, and the elegant polychromatic upper facade has not yet been painted. Since this photo, the street front has undergone extensive alterations and neglect. The Wallack's entrance has shifted to the corner and the Dominion Grocery Store signboard, which appears to wrap around the corner along Lisgar is still in place.



Figure 1: Bank Street view, c.1950. Source: City of Ottawa Archive.

Period illustrations and photos of comparative Ottawa examples of shopfronts provide guidance for **rehabilitation** and to help articulate in a similar fashion their earlier appearance. The commercial facades will be contemporary reinterpretations incorporating large plate glass windows, transoms, and recessed retail entrances. The brick, metal, and limestone pillars separating storefronts will be restored to provide articulation, and retail cornices and signboards reintroduced.

Recessed Entrances and Doors

There will be six retail entrances to the proposed ground floor retail/commercial along Bank Street. These will include the retail entrance on Bank Street at Nepean with the commercial façade wrapping around



the corner. At the other end of the block, the corner entrance at Bank and Lisgar Streets, interprets the Wallack entrance, which will offer a retail space extending from 223-231 Bank Street. Individual commercial/retail entrances will incorporate flared, recessed doorways to facilitate entrance/exiting and not block the sidewalk. As well, unused original entrances will be interpreted with fixed doors. Overtime, the shopfronts have been extensively altered in response to changing tastes and the desire to modernize. The recessed shopfront at 227 Bank Street is the only original commercial entrance still evident. The leaded transom and vaulted arch that can be seen in the c1950 photo have been covered over or removed, and the knee wall replaced with a brick treatment.

Figure 2: The remnant of the Art Nouveau storefront is being reinterpreted

The approach being taken is rehabilitation, with no attempt to replicate or restore. The new design along the ground floor street frontage is contemporary, incorporating the principles of good commercial/retail design. The formal main access to the residential common spaces on the ground floor and upper floor residential units takes advantage of the elegant movie house storefront at 219 Banks Street. The two residential entrances along Nepean are original and will continue to serve upper floor units. Along Lisgar Street the blind windows will be reintroduced and the original carriage entrance and rear access to the upper floors is retained and will serve as a delivery, service corridor, and access to elevators.

Reinterpreted Features

Features such as the Dominion Grocer signboard that wraps around the corner onto Lisgar are being interpreted. See Figure 1 The flush fascia sign with the awning below is being reinterpreted with flush signage and a fixed awning treatment.

On the corner of Bank and Nepean the stuccoed area will be treated as a corner billboard. Several examples have been provided.

Treatment of Upper Floors

Information pertaining to the second and third floor of each of the buildings is far more complete, with many of the finishes and features extant. Upper floors will be **restored** to features such as the distinct

galvanized metal cornices and other original detailing including fenestration patterns, ornamentation, and original finishes. The restoration incorporates cornices specific to each building, as well as repeating the rhythm and proportions of the fenestration patterns on the second and third floor levels of the existing building. A major feature of the upper levels will be removal of the metal fire escapes and repairs and repointing of the brick and masonry facades, and the replacement of windows.

Upper Floors Windows and Openings

The windows on the second and third floors will be replaced with new single hung thermal units fabricated to resemble the existing windows. A window schedule and specifications will be part of the construction package.

Structural Shoring

Art Engineering Ltd., a structural engineer licenced in Ontario with a background in masonry conservation, is contracted to prepare specifications for masonry conservation and for the structural shoring specifications. It will outline a strategy and provide direction, ensuring temporary shoring to support the heritage façades with bracing erected on the exterior façade along the street. Art Engineering will provide a detail description of the methodology for shoring the existing buildings from the exterior in the design phase.

The temporary shoring plan and masonry restoration addresses the existing exterior masonry on the first, second, and third storeys of the existing buildings at 211, 215, 219 223, and 231 Bank Street as well as the extensions along 178 Nepean and Lisgar Streets. Portions of the rear façade are being demolished and brick will be salvaged for use in repairs and infill with matching material.

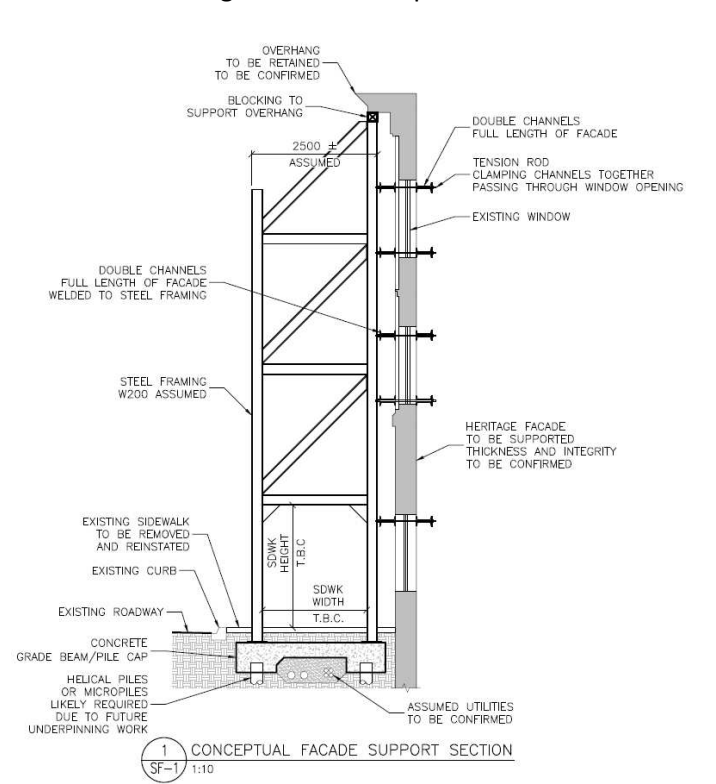


Figure 2: SF-1 Conceptual façade support section. Source, Art Engineering Inc. August 24.

Masonry Conservation

The conservation approach for the masonry work is **Restoration**. The approach respects the heritage buildings as it will not involve the demolition of the upper facades and inevitable loss of original assemblies, detailing, and materials including — metal, limestone, terracotta, and brick components that are character-defining features. Art Engineering Ltd., a structural engineer licenced in Ontario with a background in masonry conservation, is contracted to prepare specifications for masonry conservation. The assignment includes preparation of masonry restoration drawings including preparation of specifications describing repairs, repointing, and cleaning for each of the four buildings. See Appendix A.

Based on the 1901, 1912, and 1948 Fire Insurance Plans (see Figures 16 and 17) it has been determined that three of the four buildings are solid brick construction. The building at 217 Bank is the oldest property on the block and was originally a two-storey front gable frame that was converted to a two-story flat roof commercial building. Part of the engineer's review will confirm the accuracy of the Fire insurance Map, along with the variations in the brick used for each building, and number of wythes.

The full masonry assessment including the report and drawings are being prepared as part of the technical design phase. This work will include a layout, elevation, sections, restoration procedures and details, specific to each of the facades of the four buildings. The three-storey brick of the original buildings will undergo brick repointing, removal of paint, damaged brick replacement, and cleaning specifically customized to each of the 4 buildings.

The following is a summary of masonry repair options for the restoration of the four masonry façades prepared by Art Engineering. The repair details will depend on the condition of each façade following removal of the structural bracing. Some repairs may be required to support the façade during removal of sidewalls, and installation of structural frames during the construction of the new building. The type and location of the repairs is directed by a Professional Engineer licensed in Ontario, with direction provided by the heritage consultant. For a more detailed and specific discussion, see Appendix A.

Typical Paint Removal Masonry

Complete a full hazardous substances survey, including brick mortar.

The Wallacks Building at 231 Bank is the largest of the 3 buildings and for the past 50 years the brick has been painted white with black trim. The painted surface is spalling particularly on the Lisgar façade and will need to be removed. The plan is to remove the paint. Traditionally, the Rideau red brick has a high fired glaze and low porosity. Removing paint from brick relies on aggressive paint stripper products. Before proceeding, it is recommended to perform a test removal area to assess the most effective and least damaging kind of paint removal products/process to be used.

Brick Damage Repair

Given that only facades are being retained on the three facades, there should be a sufficient quantity of original bricks salvaged from each of the four buildings in order to carryout repairs and replacement. Due to the kiln firing process, the brick on each of the building is different and will require analysis for strength and porosity. Cracked, crumbling, spalling, blistered, and chipped bricks are typically replaced with brick savaged from the east (rear) façade or from the interior side walls. Depending on the location and the

aesthetics, manually remove the damaged brick and replacing with salvaged brick and repoint using appropriate mortar to match the surrounding appearance.

Mortar Reporting

Repointing is the process by which masons remove deteriorated, damaged, or cracked mortar from the joints and replace it with new mortar. The removal of mortar should only be done using hand tools. Not only will repointing improve the stability of the structure itself, but it will also benefit the aesthetic appeal as well. A typical mortar mix formula for Rideau red brick is 1: 1:8–9 (lime, Portland, sand, plus any pigment.)

Masonry Consolidation

Consolidation is a process conducted to strengthen masonry, particularly multi-wythe masonry, and is generally undertaken in an attempt to bring back together or consolidate deteriorating or disintegrating masonry. Consolidation generally involves the injection of a substance to bond the bricks together.

Brick/Masonry Crack Stitching

Masonry crack stitching is a method of restoring stability to cracked masonry walls. Crack stitching is commonly done with helical bars that are inserted into mortar, which is placed in a cleared mortar bed in the wall. This method is not only effective, but also causes minimal disruption to the building.

Typical Masonry Cleaning

There are four major groups of masonry cleaning methods: water, chemical, and poulticing. The fourth abrasion is not appropriate for heritage brick. The method used to clean the masonry depends on the current condition and the substance(s) that need to be removed.

Metal Flashings/Copings, Metal Spandrels, Balustrades, and Roof Details:

Each of the buildings has elaborate painted metal cornices, each very different, with metal types unknown. From the ground, all appear to be in relatively good condition. The existing paint layers are failing, but the flashing seems in overall good condition. The ground floor retail cornices are contemporary except for 219 where sections of the cornice are still intact. small number of lifting sections.

The New 9-Storey Development

The proposed 9-storey superstructure is distinguishable, and of sympathetic contemporary design. The existing buildings serve as a podium, with the new construction setback from the existing buildings by 3m. A palette of materials, and finishes that are neutral, light-coloured help focus on the heritage buildings. Decorative cornices, horizontal and vertical articulations, opening sizes, proportions, and datum lines have taken their cues from the historic buildings. The design respects and reflects the current urban grain and scale, visual relationships, and materials of the neighbouring buildings across the street on the west side of Bank Street. Below is a discussion of each of the existing buildings, identifying their individual character defining features and the work required to rehabilitate each building successfully.



Figure 3: View looking south at the corner of Nepean and Bank Street, with the nine-storey development setback and the existing buildings standing proud. Source: Neuf Architects, August 2024.

7.3 178 Nepean 211-213 Bank Street

Description

178 Nepean 211-113 Bank Street is a three-storey mixed use building prominently positioned at the corner of Nepean and Bank. Constructed in two stages, with the Bank street frontage constructed between 1888–1901 and a major residential addition to the Nepean address circa 1922. The Edwardian style carries through the three-storey original and addition in a Rideau red-brick with an elaborate metal cornice, decorative brick window surrounds, raised pilasters, and a stone foundation. There are two retail units fronting onto Bank Street, with residential on the upper two floors. The building is attributed to local architect William Hogson.

Architectural Integrity

The building's footprint and upper storeys have not changed since the Nepean addition c.1922. The upper floors continue as residential apartments. The building appears to be in fair to good condition, requiring cleaning and repointing of masonry, some repairs to the metal cornice, and the renewal of windows. The ground floor commercial storefronts have been completely altered, with original features lost. The existing frontage replaced with a variegated brick infill, the shopfront's glazed transoms and large commercial glazing removed along with the ground floor cornice.

178 NEPEAN ST. 211/13 BANK ST.

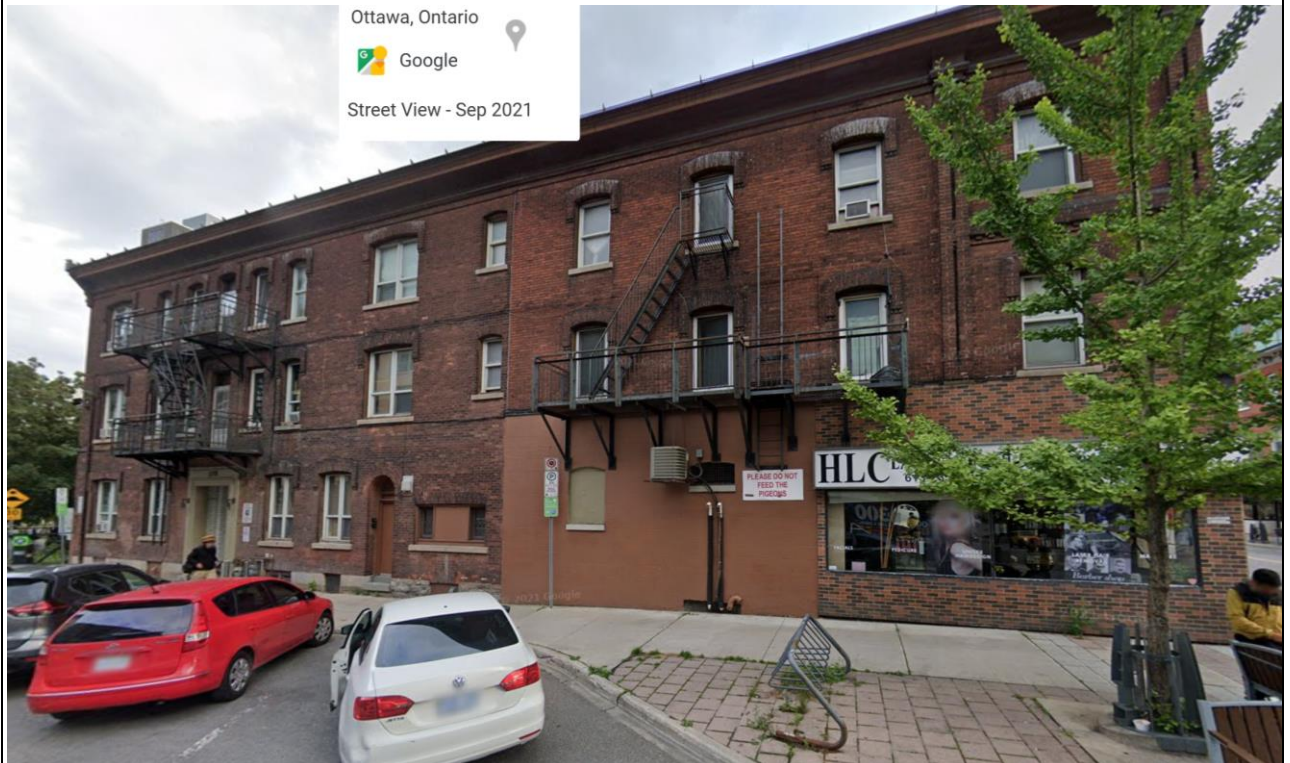


Figure 6. West Elevation



CHARACTER DEFINING FEATURES

- Elaborate metal cornice extending all along Nepean and Bank Street.
- 2 and 3 wythe structural Rideau red brick
- Slight change in brick colour delineates the two construction periods. The 1922 addition includes exposed masonry foundation, suggesting the grade along Bank has increased.
- Arched raised brick window hoods with limestone sills.
- Windows in the 1922 addition are slightly wider, with double units in the last and first bay of the 1922 addition. One over one glazing.
- Handsome limestone door surround at the apartment 1922 entrance
- A round headed secondary entrance midblock indicating the original side entrance of the original building. .
- a Section of orange painted plaster over brick at the ground floor was most likely a wall mural. See comparable Bank St. photo.
- Height of the commercial ground floor
- Raised fluted brick pilasters defining the Symmetrical arrangement of the commercial façade on Bank and carried around to the first bay on Nepean.
- Retain the brick along the rear laneway (east façade to return as shown on the east elevation.
-

COMPARABLE EXAMPLES



This sketch of Ketchum's Bank at the corner of Bank & Sparks Streets provides an excellent example to model the replacement shopfront with the raised pilasters framing, commercial units, cornice, and signboard wrapping around the corner.



This Bank Street corner building provides a good model comparative example with the large fascia signage and the awning set below the metal cornice, the double door entrances with the recessed flared display windows and brightly accented knee wall. The cornice carries around the corner, with a large signage taking advantage of the corner location.

REMOVALS AND INTERVENTIONS OF THE EXISTING NEPEAN AND BANK STREET FACADES



Nepean Street Removals. Source: Art Engineering, August 2024



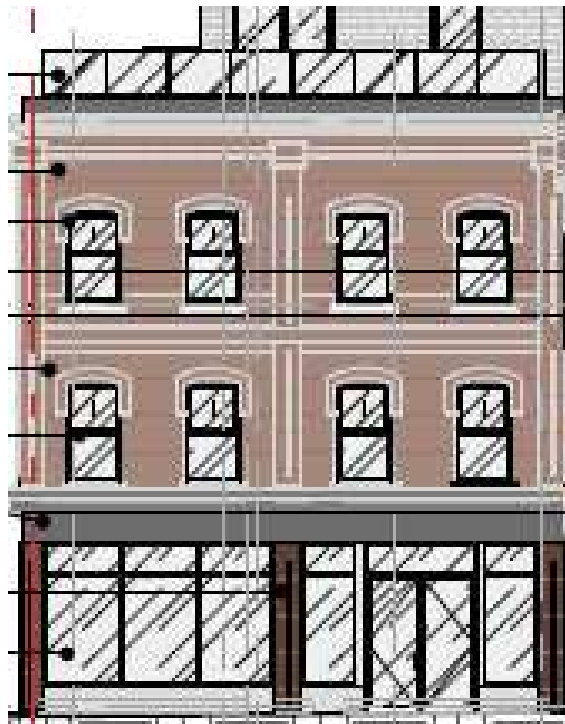
Bank Street removals. Source: Art Engineering,

Removals, Interventions

1. Metal fire escapes, landings, ladders, conduits, and wiring are to be removed along with tiebacks.
2. At tiebacks replace damaged brick
3. Repair and replace brick as required with salvaged material.
4. Assess windowsills for damage, undertake detailed assessment of the metal cornice.
5. Remove variegated brick cladding, signage, and storefronts from the ground floor Nepean and Bank Streets storefront(s)
6. Infill basement windows and upper floor entrances from fire escape.
7. Removal of orange plaster and reinserted windows in the newly exposed façade. Alternatively, retain the plaster

August 2024

CONSERVATION WORK REQUIRED FOR THE NEPEAN AND BANK STREET FACADES



Conservation Work

1. Undertake a detail review of both facades, noting areas of damaged brick, windowsills metal cornices and decorative pilasters.

2. Determine if pilasters are still extant under the brick veneer.
3. Repair as necessary the elaborate metal cornice. Repaint
4. Gentle pressure wash the brick of both façades to remove dirt and staining and provide a clean surface for repointing.
5. Selective repointing of brick and repair and repointing window and door sills.
6. All upper floor windows to be replaced with new units using similar profile of glazing pattern.
7. Reinststate the large glazed commercial storefront that wraps around the corner with two bays on Nepean Street.
8. Restore the ground floor fluted pilasters with a capital to frame the two retail spaces.
9. Introduce a commercial cornice with signboard, knee wall at base, recessed flared entrance. See comparative illustration of Ketchum’s Bank at Bank and Sparks

Install mural on retained orange stucco. See comparative illustration of Bank Street building with large billboard on the return wall.



7.4 215-217 Bank Street

Description

The two-storey flat roof brick commercial double appears in the 1888 Fire Insurance Plan, making it the oldest building in this range and the only building of frame construction with a single wythe brick veneer. The upper floor consists of a red brick veneer with three unevenly placed windows and a heavy bracketed metal cornice. Possibly, the window placement may relate to the earlier 2.5 storey gable end with an addition added and the gable roof removed. The brick is red-orange and, at some point, may have been dressed with a stain. Some replacement brick is visible on the left side. There is a gap between the two buildings that has been covered over on the lower level. The lower two bay retail ground floor has been modernized and sided with a variegated brick that replaced the original shopfronts. This modest two-storey Victorian commercial is a typical example of early commercial architecture, unique as a surviving example.

Architectural Integrity

The upper storey is intact with replacement windows. The original signboard, historic transom, and display windows have been removed and the brick piers reclad with a variegated brick siding.

215-217 BANK ST.



CHARACTER DEFINING FEATURES

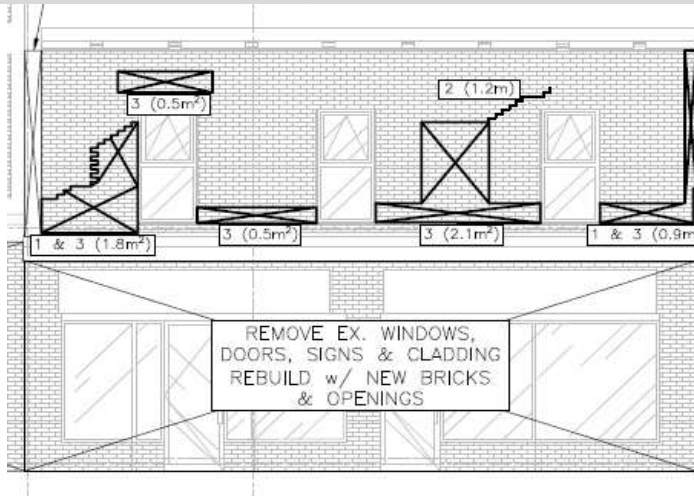
- Frame construction with 2 storey Stain/painted brick façades on Bank Street. (based on the fire Insurance records)
- Elaborate second floor metal cornice at the roofline.
- Slightly uneven placement of the second-floor window configuration.
- Lower height of the commercial ground floor compared to adjacent buildings.
- Gap between the adjacent building on the left.

COMPARABLE EXAMPLES



Three Storefronts along Bank Street dating from the turn of the century are models for the modest 2-storey building at 213-215 Bank Street. Note the flared recessed entrances, single entrance door, knee wall, and masonry piers framing the retail units.

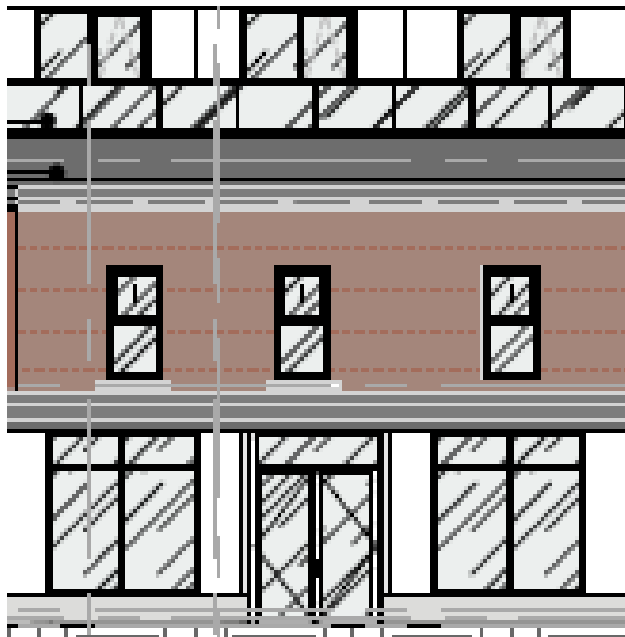
REMOVALS AND INTERVENTIONS OF THE EXISTING BANK STREET FACADE



Removals, Interventions

1. Undertake detailed assessment of the metal cornice.
2. Assess upper floor brick façade and windowsills for damage, undertake detailed assessment of the metal cornice.
3. Remove variegated brick cladding, signage, and storefronts from the ground floor.
4. Infill the gap with metal panel recessed between the adjacent buildings.

CONSERVATION WORK REQUIRED FOR THE BANK STREET FACADE



Conservation Work

1. Repair as necessary the elaborate metal cornice roofline.
2. Set the bulkhead back from the cornice.

3. Chemical wash to remove paint/stain from the upper level. Undertake test area to confirm it is gentle and none damaging.
4. Install the ground floor cornice set just below the second-floor windowsills.
5. Selective replacement of damaged/spalling brick, repointing of brick facade, and replacing sills.
6. Replace the 3 second-floor windows with new one-over-one units.
7. Restore the ground floor brick piers at either edge of the building and framing the retail entrance.
8. Insert a large glazed commercial storefront into the two bays with a recessed, flared entrance.
9. Introduce commercial cornice with signboard, knee wall at base, recessed flared entrances. See comparative illustrations.



Figure 4: 115-117 As part of the Bank Street range.

7.5 219-221 Bank Street

Description

Built in 1903, the three-storey flat roofed commercial building opened as an early moving picture house. By 1922, it was converted to a restaurant and offices. Its Romanesque Revival style accentuates its midblock position. The upper storeys consist of two large elliptical headed windows with decorative brick and precast inserts, pressed metal spandrels, an elaborate cornice and roof balustrade.

Architectural Integrity

The building’s footprint has not been altered. The upper floors show signs of deterioration and lack of maintenance. The retail on the ground floor consists of an aluminum and tile storefront with a recessed entrance flanked by the original stone piers.

219 -221 BANK STREET

CHARACTER FEATURES

DEFINING FEATURES



- *Cornice and balustrade.*
- *Large two storey elliptical windows with metal spandrels,*
- *Distinct glazing pattern*
- *Red brick with limestone capitals and decorative quoins.*
- *Upper floor paint scheme that complements the limestone*
- *Shopfront Recessed central entrance framed by two-tone stone pillars concealed columns with a stepped foyer.*
- *Limestone header below second floor windows*
- *Shopfront cornice with dentelles above the fascia board are in deteriorated condition, but salvage remnants will service as model.*

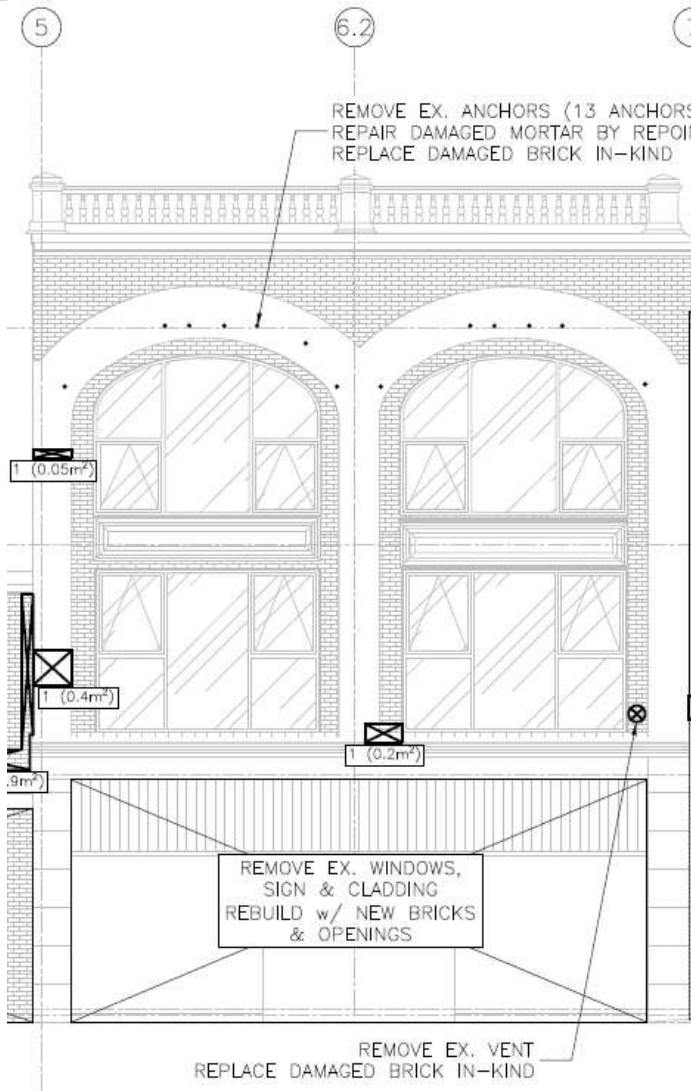
COMPARABLES



two examples of Ottawa commercial buildings illustrating features comparable to the 219 Bank St.

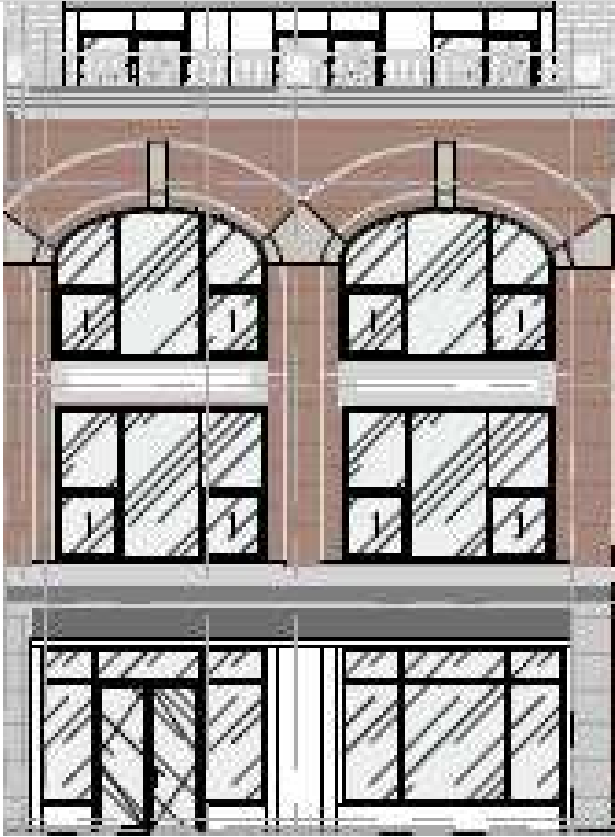


REMOVALS AND INTERVENTIONS OF THE EXISTING BANK STREET FACADE



1. Remove exterior anchors
2. Undertake detailed inspection of the cornice and balustrade.
3. Document the commercial ground floor cornice and salvage details for reproduction.
4. Remove the variegated brick infill along the existing commercial storefront, stripping out all features retaining the stone piers.
5. Confirm the colour scheme with the cornice and balustrade, matching the stone details with window trim and spandrels.

CONSERVATION WORK REQUIRED FOR THE BANK STREET FACADE



Conservation Guidelines

1. See comparative illustrations.
2. Repair as necessary the elaborate metal cornice and balustrade.
3. Chemical wash.
4. Repair pitted brick in arches, selective repointing of brick, and sills.
5. The two large windows to be replaced with new units retaining the mullion pattern and infill metal panels.
6. Retain and repoint ground floor stone pilasters with a capital to frame the commercial entrance.
7. Insert a support column midway between the columns.
8. Insert large glazed commercial storefronts, setting it back to create a foyer with double entrance doors on the north side.
9. Re-introduce commercial cornice with signboard,
10. Reintroduce knee wall at base.

7.6 223-231 Bank Street

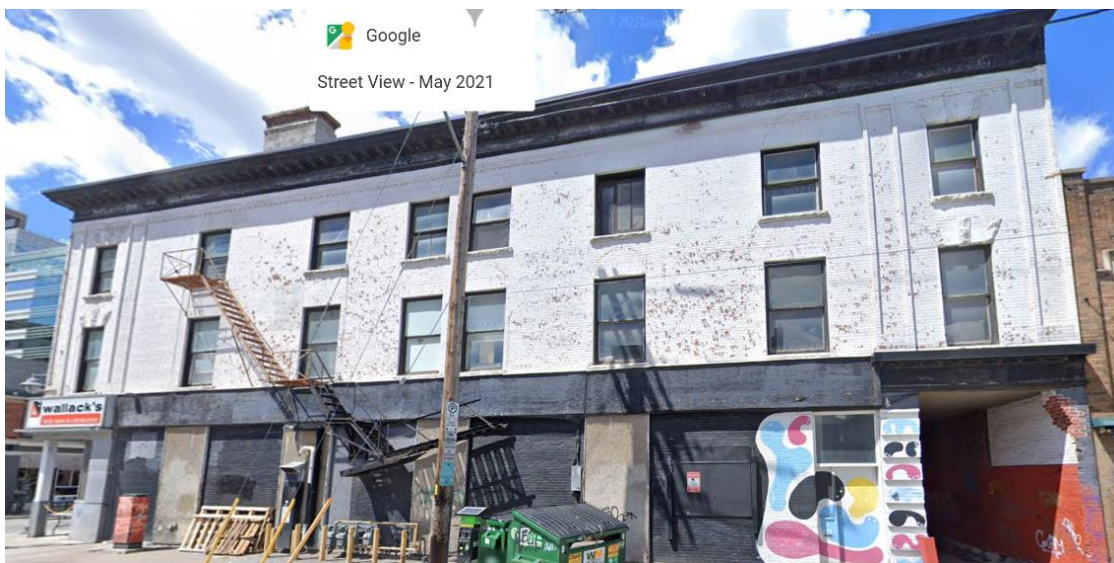
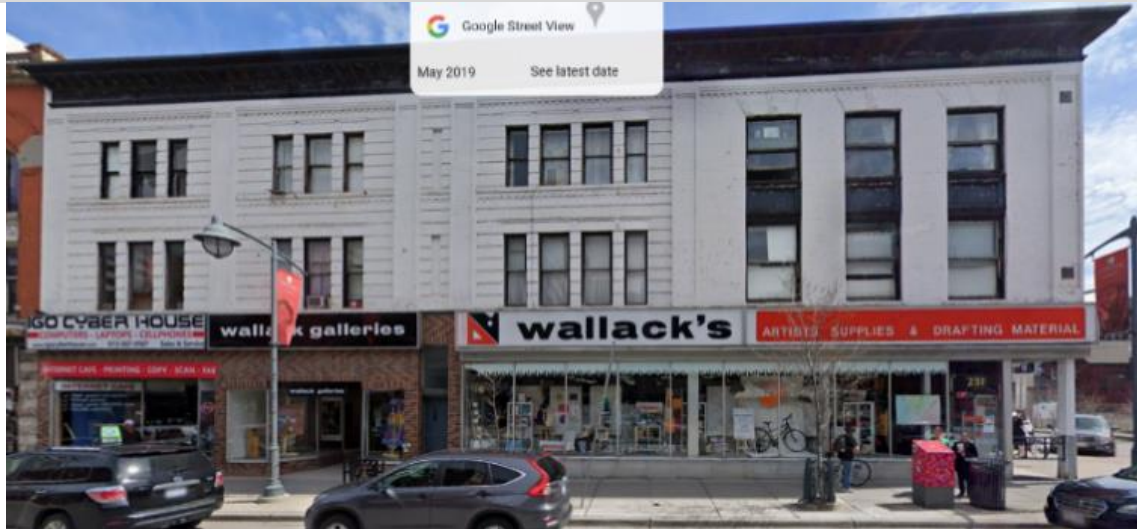
The Wallack Building is a three-storey brick, with commercial on the ground floor and residential on the floors above. The Bank street frontage is divided into four distinct sections, creating a range that extends along half of the block. The upper floors have a rusticated decorative brick in a strong horizontal expression, vertical segmented three and four bay window pattern. The windows in the corner bay are two storey with a metal spandrel. The brick has been painted and architectural features such as the keystones and other decorative features are covered over. The ground floor commercial storefronts have undergone extensive alterations. Along Lisgar the ground floor windows have been infilled. The upper floors of the building are residential that extends to the rear of the lot with a covered passageway providing access to an interior courtyard. The adjacent Bible House is butted directly against the exterior wall of the Wallacks Building.

Architectural Integrity

The building's footprint suggests defined uses with the emphasis placed on the treatment of the Lisgar/Bank corner, Since 1912, the massing of the building has not been altered. The treatment of storefronts, the position of entrances, have changed in response to changes of users and retail fashion.

The brick has been painted, and the four storefronts have been infilled with transoms removed and the recessed entrances relocated. Figure 10 documents the only remaining earlier storefront along the street.

223 -225 - 227 229 & 231 BANK STREET



CHARACTER DEFINING FEATURES

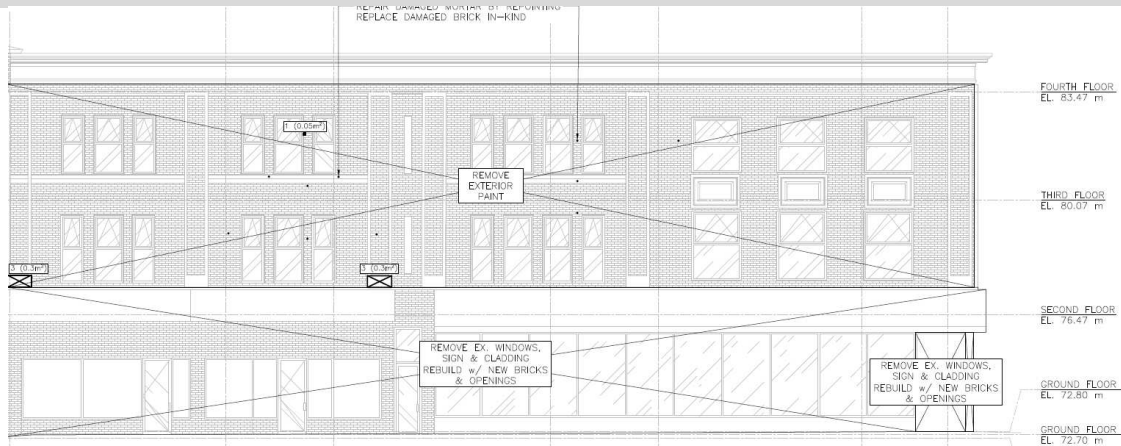
- Large, pressed metal cornice extending around the Bank and Lisgar frontages.
- Along Bank St. a range of 4 bays separated by raised brick pilasters that originally extended to the ground floor. Along Lisgar the facade is symmetrical with pilasters defining the 2 ends of the building and a double bay of windows midway along the façade
- Along Bank Street, the raised brick banding framing the 3rd floor. Red brick with a horizontal stepped treatment in 3 of the bays
- Access to the upper floors is defined with an entrance midblock between pilasters.

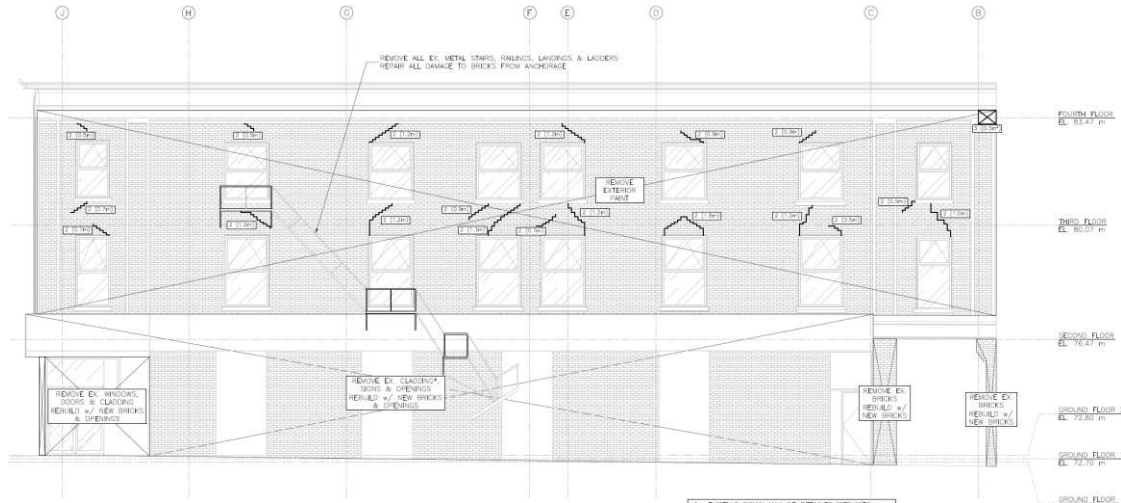
- On the Bank façade, large 2 storey windows at the two corner bays are defined by pilasters with stone keystones at headers and metal spandrels.
- On the Lisgar façade the two end bays are defined by pilasters with stone keystones
- Corner entrance.
- Ground floor, large rectangular blind windows extend along Lisgar with the carriage access in the last bay with pilasters framing the entrance.
- Lisgar façade, less imposing treatment with raised pilasters at the ends of the façade with window surrounds including stone keystones.
- One over one vertical hung windows arranged evenly along the upper floors of the façade.

COMPARABLES



REMOVALS AND INTERVENTIONS OF THE EXISTING BANK & LISGAR STREET FACADES





The façade of the Wallack’s Building has been painted. In the detailed view, the spalling of the paint is extensive, suggesting that the removal of paint will not be too difficult. The extent of damage to the brick needs to be assessed. Along the face there is step cracking of the brick below third floor windows. There is some bulging in places. The pilasters at either end of the facade will have to be replaced at the street level. The large black panels at grade were originally windows that have been boarded over.



Removals, Interventions

1. Undertake a detailed inspection of the metal cornice along both Bank and Lisgar streets.
2. Remove fire escapes, ladders, and platforms.
3. Remove paint from the facades on both frontages.
4. Following the removal of the paint, undertake a detailed inspection of the masonry, mapping damaged brick, step cracks, and formally blocked in openings.
5. Remove variegated brick and framing from the ground floor storefront(s).
6. Undertake a detailed inspection of the remaining storefront to determine potential for reinterpretation.
7. Assess banding (Dominion signboard, 1950 photo) above the ground floor storefronts to determine if it can be removed without damaging the facade.

CONSERVATION WORK REQUIRED

Bank Street façade



Lisgar façade



Conservation Work

1. See comparative illustrations. *c.1950 view: Source: City of Ottawa and 151 Bank Street*
2. Repair as necessary the elaborate metal cornice.
3. Chemical wash to remove paint.
4. Selective repointing of brick, and sills.
5. All upper floor windows to be replaced with new units using a similar profile of glazing pattern.
6. replace altered/blind openings with windows along Lisgar street.
7. Reinstate the large glazed commercial storefronts along Bank Street.
8. Retain, replace and repoint ground floor brick pilasters to follow the upper floor organization of bays.
9. Retain the residential entrance with paired pilasters on Banks Street.
10. Retain and upgrade the corner entrance.
11. Repair the pilasters on the ground floor at the east side of Lisgar Street.
12. Insert glazed commercial storefronts, with transoms and commercial entrances.
13. Reorganize the Wallack Storefront to interpret, occupying 3 of the bays.
14. Introduce commercial cornice with signboard, knee wall at base.

15. Undertaking the restoration of the shopfront at 227 Bank as the only example of the original treatment.



An Artist's rendering of the restored block with the paint removed and the ground floor commercial units. The illustration below positions the properties within the downtown neighbourhood. Source: Neuf Architectes, September 2024.

APPENDIX A: ELEVATIONS: REMOVALS, PRELIMINARY OUTLINE OF INTERVENTIONS

GENERAL NOTES	DEMOLITION
<ol style="list-style-type: none"> 1. ANY DEVIATION FROM THE CONDITIONS SHOWN ON THESE DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCING WORK. REPORT ANY INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE. DO NOT SCALE THESE DRAWINGS. 3. IF DETAILS IN THESE DRAWINGS DIFFER, THE MORE STRINGENT CONDITION SHALL GOVERN. 4. NO MODIFICATION TO THE STRUCTURAL ELEMENTS, NO OPENINGS, PERFORATION OR CUTS ARE ALLOWED UNLESS SPECIFICALLY SHOWN ON THESE DRAWINGS AND MODIFIED ONLY WITH WRITTEN CONSENT FROM THE STRUCTURAL ENGINEER. 5. MASONRY RESTORATION COMPLETED IN CONFORMANCE WITH THE 2012 ONTARIO BUILDING CODE AND ITS 2020 AMENDMENTS. THESE DRAWINGS HAVE BEEN COMPLETED WITH RESPECT TO STRUCTURAL MASONRY RESTORATION ONLY. NON-STRUCTURAL DETAILS ARE SHOWN FOR REFERENCE ONLY AND SHALL BE CONFIRMED BY OTHERS. 6. THESE DRAWINGS SHOW THE COMPLETED STRUCTURE. TEMPORARY BRACING SHALL BE EMPLOYED WHENEVER NECESSARY TO WITHSTAND ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECT TO DURING REPAIRS AND SUBSEQUENT CONSTRUCTION. TEMPORARY BRACING SHALL REMAIN IN PLACE AS LONG AS REQUIRED FOR THE SAFETY AND INTEGRITY OF THE STRUCTURE. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN, ERECTION, OPERATION, MAINTENANCE, AND REMOVAL OF TEMPORARY SUPPORTS, EXCAVATION SHORING, STRUCTURES, AND FACILITIES, AND THE DESIGN AND EXECUTION OF CONSTRUCTION METHODS REQUIRED IN THEIR USE. 7. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ONTARIO HEALTH AND SAFETY ACT (OHSA) AND ITS REGULATIONS. 8. ALL MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT. 9. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. THIS IS SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER THROUGHOUT THE SHOP DRAWING REVIEW PROCESS. 10. ALL SHOP DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE PROFESSIONAL ENGINEERING IN ONTARIO FOR CONFORMANCE WITH THESE DRAWINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO ART ENGINEERING INC. (AEI) FOR REVIEW AND APPROVAL. 	<ol style="list-style-type: none"> 1. DEMOLITION OF STRUCTURAL ELEMENTS TO BE UNDERTAKEN BY QUALIFIED CONTRACTOR IN ACCORDANCE WITH ALL PREVAILING LEGISLATION, CODES AND STANDARDS. 2. DRAWINGS ARE PROVIDED TO GIVE GENERAL INDICATION OF THE SCOPE OF THE WORK ONLY. 3. THE CONTRACTOR SHALL CONFIRM THE EXTENT OF THE DEMOLITION ON SITE. PRIOR TO DEVELOPING METHODOLOGY AND SHORING DESIGN, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE LAYOUT AND EXISTING CONDITIONS. 4. THE CONTRACTOR SHALL DESIGN, PROVIDE, ERECT, MAINTAIN, REMOVE, AND ASSUME FULL AND SOLE RESPONSIBILITY FOR ALL TEMPORARY WORK REQUIRED FOR THE SAFE AND COMPLETE EXECUTION OF THE WORKS. 5. CONTRACTOR TO NOTIFY ENGINEER IF ANY UNFORESEEN CONDITIONS ARE DISCOVERED DURING DEMOLITION. 6. IT IS GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE STRUCTURAL DEMOLITION WORK WITH OTHER DEMOLITION REQUIRED BY ARCHITECTURAL AND MECHANICAL DISCIPLINES AND ASSIGN COORDINATED SCOPE OF WORK TO THE SUBTRADES. PROTECT BUILDING SYSTEMS, SERVICES AND EQUIPMENT SCHEDULED TO REMAIN. 7. THE EXISTING STRUCTURE SHOWN ON THE DRAWINGS IS BASED ON THE DRAWINGS PROVIDED BY THE ARCHITECT AND INFORMATION AVAILABLE AT THE TIME OF DESIGN. THE DEMOLITION SCOPE OF WORK SHALL INCLUDE REMOVAL OF ALL STRUCTURAL AND NON-STRUCTURAL ELEMENTS IN THE AREAS MARKED ON THE DRAWINGS AND AS INDICATED BY THE ARCHITECT. 8. CONTRACTOR TO ENSURE THAT ALL SERVICES, WHETHER BURIED, BUILT-IN, OR EXPOSED ARE PROPERLY IDENTIFIED AS TO POSITION, TYPE OF SERVICE SIZE, AND DIRECTION OF FLOW. WALLS MUST BE SCANNED OR X-RAYED FOR EMBEDDED SERVICES AT REPAIR LOCATIONS PRIOR TO UNDERTAKING THE REPAIR WORK SUCH THAT THESE SERVICES CAN BE RELOCATED. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO ALL EMBEDDED SERVICES. 9. PREVENT DEBRIS AND MATTER FROM BLOCKING MEANS OF EGRESS. PROVIDE SAFE EGRESS FROM THE BUILDING. PROVIDE A PROTECTION SYSTEM TO ENSURE THE PUBLIC'S SAFETY. 10. STOCKPIILING OF REMOVED MATERIAL ON TEMPORARY FACADE SHORING IS NOT PERMITTED. 11. THE CONTRACTOR SHALL ENSURE THAT ALL PLANNED REMOVALS ARE CLEAR OF ANY ADJACENT BUILDINGS OR PARTS OF THE EXISTING STRUCTURE TO REMAIN. 12. ALL WORKERS AND EQUIPMENT SHALL BE LOCATED A SAFE DISTANCE FROM AREAS BE REMOVED. 13. INSPECT MATERIALS, EQUIPMENT, COMPONENTS TO BE RE-USED OR TURNED OVER TO THE OWNER. NOTE THEIR CONDITION AND ADVISE ARCHITECT IN WRITING OF ANY DEFECTS OR CONDITIONS WHICH WOULD AFFECT THEIR REMOVAL AND RE-USE. 14. BRICKS TO BE REUSED SHALL BE REMOVED WITHOUT DAMAGE TO THE BRICK. CLEANED OF ALL MORTAR AND STORED ON PALLETS. PALLETS ARE TO BE COVERED AND PROTECTED FROM WEATHER. PALLETS ARE TO BE LABELED WITH AN IDENTIFICATION NUMBER AND PROJECT ADDRESS. PALLETS ARE TO BE STORED ONSITE OR OFFSITE. GENERAL CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF THE PALLETS OF BRICKS. 15. UPON COMPLETION OF THE PROJECT LEAVE THE WORK SITE CLEAN AND FREE OF DEBRIS. 16. SUPPORT MASONRY TO REMAIN. 17. DUST CONTROL MEASURES TO BE IMPLEMENTED. 18. THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND DISPOSE AT LEGAL DESIGNATED SITES. 19. MAKE GOOD ALL EXISTING WORK DISTURBED BY DEMOLITION PROCEDURES. 20. CONTRACTOR TO SUBMIT DRAWINGS FOR ALL TEMPORARY WORKS FOR REVIEW BEFORE FABRICATION COMMENCES. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED AND LICENSED TO PRACTICE BY THE PROFESSIONAL ENGINEERING ASSOCIATION HAVING JURISDICTION IN THE AREA WHERE THE STRUCTURE IS TO BE BUILT. 21. THE CONTRACTOR SHALL PROTECT, REINSTATE AND MAKE GOOD ALL AREAS AFFECTED BY REMOVALS AND DEMOLITIONS WORKS. MATERIALS USED FOR REPAIR TO BE COMPATIBLE WITH EXISTING MATERIALS. MATCH EXISTING MATERIALS AND FINISHES AND OBTAIN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION.
DESIGN INTENT	MASONRY
<ol style="list-style-type: none"> 1. NEW RESTORATION SPECIFIED ON THESE DRAWINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE. THE PERFORMANCE LEVEL OF THE EXISTING FACADE SYSTEM AND THE ELEMENTS OF THIS SYSTEM SHALL NOT BE REDUCED. THE FINAL CONFIGURATION OF FACADE SUPPORT, INCLUDING GRAVITY AND LATERAL, IS TO BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER OF RECORD. 2. THESE DRAWINGS DEPICT THE RESTORATION OF EXISTING MASONRY FACADE TO REMAIN ONLY. 	<ol style="list-style-type: none"> 1. MATERIALS: BRICK UNITS SHALL BE SALVAGED FROM REMOVED BRICKS ELSEWHERE IN THE EXISTING FACADE. UNITS SHALL NOT BE DAMAGED IN ANYWAY OR HAVE VISUAL SIGNS OF DETERIORATION. UNITS SHALL BE APPROVED BY ENGINEER, ARCHITECT OR OTHER CONSTANTS BEFORE REUSE. CONCRETE MASONRY UNITS (CMU), IN ACCORDANCE WITH CSA A165.1, TYPE H/20/A/M; MORTAR TO CAN/CSA A179-14, TYPE 'N' FOR ALL MASONRY VENEER, COLOUR AS DETERMINED BY ARCHITECT OR OTHER CONSTANTS; MORTAR TO BE COMPATIBLE WITH EXISTING BRICKS AND MORTAR; SIMPSON STRONG-TIE HELIX254000 1/4" # x 40" Lg. HELICAL STITCHING TIE; BLOCK-LOK SPIRA-LOK 8 mm # STAINLESS STEEL HELICAL TIES. 2. MASONRY DESIGN COMPLETED IN ACCORDANCE WITH CSA S304 "DESIGN OF MASONRY STRUCTURES". 3. ALL MASONRY WORK SHALL BE DONE IN ACCORDANCE WITH CSA A371, "MASONRY CONSTRUCTION FOR BUILDINGS". 4. PROPRIETARY PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. 5. FLASHING SHALL BE PROVIDED AT THE INTERFACE OF ALL MASONRY AND OTHER MATERIALS AS REQUIRED BY THE ARCHITECT. 6. WALLS SHALL BE INTERLOCKED TOGETHER BY ALTERNATING COURSES, AT WALL INTERSECTIONS. 7. NO MASONRY WORK SHALL BE PERMITTED WITH TEMPERATURE BELOW 5°C. UNLESS COLD TEMPERATURE CONSTRUCTION PRACTICES ARE IMPLEMENTED. PROTECT WORK FROM EXTREME WEATHER CONDITIONS TO CSA S304 AND CSA A371. 8. FINISH JOINT PROFILE TO MATCH EXISTING. 9. MOIST-CURE ALL MORTAR WORK BY COVERING WITH MOIST HEAVY AND TIGHT WOVEN BURLAP AND POLYETHYLENE SHEET FOR A MINIMUM OF 7 DAYS. FIRST 3 DAYS MAINTAIN 90% RELATIVE HUMIDITY. NEXT 4 DAYS MAINTAIN 50% RELATIVE HUMIDITY. MAINTAIN A MINIMUM AMBIENT TEMPERATURE OF 12°C FOR THE ENTIRE CURING PERIOD. 10. NEWLY LAID MORTAR SHALL BE PROTECTED FROM EXCESSIVE EXPOSURE TO RAIN AND FULL SUNLIGHT FOR A PERIOD OF 28 DAYS FOLLOWING THE 7-DAY WET CURE PERIOD OR UNTIL THE SURFACE IS FULLY CURED. MAINTAIN AMBIENT TEMPERATURE AT A MINIMUM OF 12°C AND A MAXIMUM OF 25°C. 11. SUBMIT COLOUR SAMPLES OF BRICK AND MORTAR TO ARCHITECT AND OTHER CONSULTANTS FOR APPROVAL PRIOR TO ORDERING MATERIALS.
DESIGN LOADS	
<ol style="list-style-type: none"> 1. DESIGN LOADS ARE IN ACCORDANCE WITH PART 4 OF THE 2012 ONTARIO BUILDING CODE (OBC) [AMENDED 2022]. 2. DEAD LOAD: BRICK = 20 kN/m². 	
SHOP DRAWINGS AND SUBMITTALS	
<ol style="list-style-type: none"> 1. REPRODUCTION OF THE STRUCTURAL DRAWINGS SHALL NOT BE ACCEPTED AS SHOP DRAWINGS. 2. "PROFESSIONAL ENGINEER" THROUGHOUT THESE DRAWINGS MEANS A PROFESSIONAL ENGINEER REGISTERED IN AND LICENSED TO PRACTICE IN THE PROVINCE OF ONTARIO AND THE ENGINEER'S "SEAL" SHALL INCLUDE THEIR STAMP, THEIR SIGNATURE AND THE DATE OF SEALING. 3. REVIEW OF DRAWINGS APPLIES TO GENERAL ARRANGEMENT ONLY FOR THE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. THIS REVIEW DOES NOT IMPLY APPROVAL OF DESIGN OR QUANTITIES IN SUBMITTED DRAWINGS. IT DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY FOR MAKING THE WORK COMPLETE, ACCURATE, AND IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS. 4. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW OF EACH SUBMISSION OF SHOP DRAWINGS. ALLOW MORE TIME WHEN LARGE QUANTITIES OF SHOP DRAWINGS ARE SUBMITTED. SUBMIT IN GENERAL CONFORMITY WITH THE SEQUENCE OF WORK INTENDED. 5. DO NOT COMMENCE PROCUREMENT OF SHOP DRAWING ELEMENTS UNTIL RETURNED SHOP DRAWINGS HAVE BEEN MARKED AS EITHER: "REVIEWED AND ACCEPTED" OR "REVIEWED AS NOTED". 6. SHOP DRAWINGS MARKED AS "REVIEW AND RESUBMIT" REQUIRE SUBSTANTIAL REVISIONS AND MUST BE RESUBMITTED FOR ADDITIONAL REVIEW PRIOR TO PROCUREMENT. ALL CHANGES AND ADDITIONS TO THE PREVIOUS SUBMISSION SHALL BE CLEARLY IDENTIFIED ON THE RESUBMITTED DRAWINGS. ONLY THE IDENTIFIED CHANGES WILL BE REVIEWED ON RE-SUBMISSION. 7. DRAWINGS MARKED AS "NOT REVIEWED" SHOW WORKS WHICH ARE NOT WITHIN THE SCOPE OF STRUCTURAL CONSULTING SERVICES AND DO NOT IMPACT THE STRUCTURE. <p>SHORING & TEMPORARY WORKS: SHORING AND TEMPORARY WORKS SHALL BE DESIGNED AND DETAILED BY THE CONTRACTOR'S ENGINEER IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE [AMENDED 2022]. ENGINEERED DETAILS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. SHORING PLANS SHALL BE SEALED BY A PROFESSIONAL ENGINEER.</p>	

REPOINTING BRICK MASONRY

1. MATERIALS:
MORTAR TO CAN/CSA A179-14, TYPE 'N' FOR ALL MASONRY VENEER, COLOUR AS DETERMINED BY ARCHITECT OR OTHER CONSTANTS;
MORTAR TO BE COMPARABLE WITH EXISTING BRICKS AND MORTAR.
2. SEE MASONRY NOTES FOR ADDITIONAL REQUIREMENTS.
3. DO NOT DAMAGE EXISTING BRICK DURING REPOINTING.
4. FINISH JOINT PROFILE TO MATCH EXISTING.
5. REPOINTING WORK TO BE PERFORMED BY QUALIFIED AND EXPERIENCED STONE MASONS.
6. ENSURE A MINIMUM TEMPERATURE OF 5°C DURING REPOINTING AND FOR A MINIMUM OF 3 DAYS AFTER PLACEMENT OF MORTAR.
7. FINE AGGREGATE TO BE FREE OF SALT AND OTHER IMPURITIES, WELL GRADED SAND.
8. RAKE JOINTS USING MANUAL TOOLS.
9. RAKED JOINT SHALL NOT BE LEFT UNPROTECTED OR UNFILLED FOR MORE THAN TWO WEEKS.
10. CLEAN JOINTS, VOIDS, AND CAVITIES ENCOUNTERED TO BE FREE OF DETERIORATED AND LOOSE MORTAR, DIRT AND OTHER UNDESIRABLE MATERIALS.
11. FLUSH ALL OPEN JOINTS CLEAN WITH COMPRESSED AIR.
12. DAMPEN SURFACES OF JOINT WITH LOW PRESSURE WATER SOAKING AND KEEP DAMP PRIOR TO POINTING. REMOVE ANY FREE STANDING WATER FROM JOINT AND MASONRY SURFACE PRIOR TO POINTING.
13. PACK MORTAR SOLIDLY INTO ALL VOIDS AND JOINTS ENSURING FULL CONTACT WITH BACK AND SIDES OF JOINT AND LEAVING NO VOIDS.
14. TOOL MORTAR WHEN "THUMB PRINT" HARD TO PRODUCE CONCAVE PROFILE.
15. IMMEDIATELY REMOVE MORTAR DROPPINGS FROM SURFACES.
16. SUBMIT ENGINEERED METHODOLOGY AND WORK SEQUENCE FOR PHASES OF MASONRY WORK INCLUDING; REPOINTING, INSTALLATION OF NEW BRICKS, AND TEMPORARY SUPPORTS.

SEALANTS

1. MATERIALS:
TREMCO DYMOMIC 100 SINGLE COMPONENT POLYURETHANE SEALANT COLOUR AS SPECIFIED BY ARCHITECT OR OTHER CONSTANTS;
CLOSED CELL BACKER ROD COMPATIBLE WITH POLYURETHANE SEALANT;
2. ALL SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. APPLY PRIMER AS REQUIRED. ENSURE THAT THE TEMPERATURE AND WEATHER REQUIREMENTS OF APPLICATION MANUFACTURER SPECIFICATIONS ARE FOLLOWED.
3. SEALANT WORK TO BE EXECUTED BY A TRADE THAT SPECIALIZES IN SEALANT APPLICATION. MASONRY CONTRACTOR IS NOT PERMITTED TO CARRY OUT SEALANT WORK.

