

CULTURAL HERITAGE DESIGN BRIEF

30-48 Chamberlain Avenue, Ottawa



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Submitted to: Scarabelli Realities Inc.

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QUEENSWAY VIEW LOOKING SOUTH EAST

Chamberlain Avenue and the Queensway could be considered an orange landscape with constant noise, a non-existent public realm and the visual and sensory animation of a constant stream of vehicles. Introducing a high-rise point tower with a 3-storey podium will greatly reduce noise into the neighbourhood and provide a possible overview.



QUEENSWAY VIEW LOOKING SOUTH WEST

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1.0 INTRODUCTION

This report is a heritage brief as described by the City of Ottawa's heritage staff. It is considered less involved than a full CHIS designed to comment on the impact of buildings listed on the 'Register'.

The heritage brief for the proposed 18 storey high-rise development at 30-48 Chamberlain Avenue assesses the development's compatibility with the heritage character of the two buildings at 39 and 43 Rosebery Avenue that are listed on the Heritage Register. The rear yards of the two buildings abut the development site, and across the street from Central Park. Both are early 20th century, 2.5 storey, red brick, with stone foundations. The 2-storey porches on both buildings are prominent defining features that dominate the front elevations.

The brief considers the impact of the new development on the two buildings as well, the heritage character of the streetscape is considered, taking into account the width of the nearby heritage buildings, the setbacks, and the heritage qualities of the public realm.

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1.1 Built Context - Site Location, Current Conditions

Rosebery Avenue is a mature neighbourhood with a long established streetscape extending west from Bank Street. A portion of the Avenue overlooks Central Park. The housing stock along the street is eclectic, dating from the turn of the 20th century through to recent homes at the west end of the street. Large three storey buildings fronting onto Bank Street create a gateway entrance. Common features include red brick, a consistent height of 2.5 storeys, end gable and large two storey porches. The Boyd Block at 55 Rosebery Avenue is a unique Eastern Ontario architectural stylistic feature that fits comfortably into the streetscape. The consistent lot sizes, setback of buildings, repetition of utility poles, and the material palette combine to present a very homogeneous streetscape. The placement of windows, porches and balconies responding to feature views looking south into Central Park has evolved into defining characteristic along the Avenue.

The subject properties are zoned General Mixed-Use, Subzone 4 (GM4 F(3.0) & GM4 [469] F(3.0)). The purpose of the General Mixed- Use Zone is to allow residential, commercial and institutional uses, and permit uses that are often large and draw from broader areas than the surrounding community.

The as-of right maximum height of the (GM4 F(3.0) & GM4 [469] F(3.0) zones is 14 metres with a maximum 3.0 F.S.I.

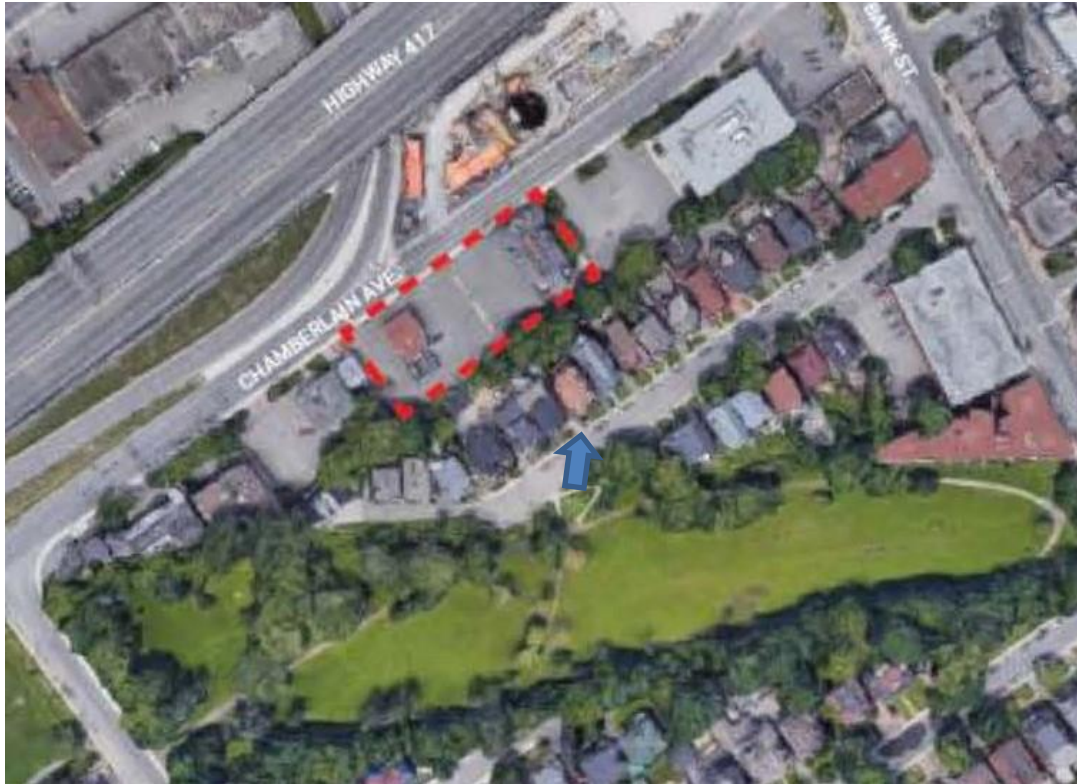


Figure 1: Contextual aerial view of the block. The two properties on Rosebery Avenue are arrowed and the development site to the north is delineated in red. Source: Geottawa



Figure 2: Aerial views of the development site looking from the 4 points of the compass. The development site is highlighted in red. Source: Hobin Architecture



Figure 3: View looking east. Common features, including red brick, a standard height of 2.5 storeys, end gable and large two storey porches with views focused towards Central Park. Google Earth

The two mid-block single-family homes at 39 and 43 are located at the west end of the Avenue on the north side overlooking Central Park. Both properties are listed on the City of Ottawa 'Heritage Register'. The rear of both properties abuts the development site to the north. Adjacent context to the west consists of a detached two-storey Boyd Block residence of a similar age and to the east single-family residences lining both sides of Rosebery Avenue. The homes on the south side of the Avenue tend to be larger.



Figure 4: A View of the two 'Registered' properties at 39 and 43 Rosebery Avenue. Neighbouring buildings include the fine example of Boyd Block at 55. An enclosed second-storey balcony with pediment on all three buildings is a common feature along the street where views into Central Park are a focus. Google Earth

39 Rosebery Avenue is pattern book, Queen Anne Style, red brick detached residence located across from Central Park. It features a 2.5-storey gabled bay, two-storey porch with pediment and enclosed second storey. Defining features include the transom at entry, segmental-arch windows, brick voussoirs, and brick string course and stone sills and foundation.

43 Rosebery Avenue is a front gable, red brick residence with stone sills and foundation is located across from Central Park. The 2-storey bay and front gable with wood shingles and pedimented window are dominated by the full-width porch with shed roof. An oval window and transom at the entry highlight the front façade.

1.2 Heritage Status

The City has added the properties to the Heritage Register as 'listed' or 'non-designated' properties under Section 27 of the Ontario Heritage Act. The properties have been identified by the City as a property of cultural heritage value or interest. Under Section 27 of the OHA municipalities may include properties of cultural heritage value or interest on their Heritage Register, which have not been designated under Parts IV or V of the OHA. Per Section 27 (3):

If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2).

There are no adjacent properties that have been listed or designated under Part IV or V of the Ontario Heritage Act. The city's evaluation forms are attached in the Appendix A.

2.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Design Intent

The proposal is to construct a 16-storey point tower set on a 3-storey podium that will occupy most of the development site 30-48 Chamberlain Avenue. The podium fronting onto Chamberlain Avenue features the traditional red brick of the neighbourhood in an articulated form with ground floor commercial and the upper two floors residential. The tower positioned on the east end of the podium is distinct using a light coloured grid frame and extensive glazing. The facade facing the Queensway is sculpted to deflect views over the Queensway. Servicing and entrance to the parking are organized to enter and exit at the rear.

The south boundary of the development site is adjacent to the rear lots of 2.5 storey residential buildings along Rosebery Avenue. Two of the residences are listed on the City's register. The footprint of the proposed development is 7.5m from the property line.



16 STORY BUILDING PROPOSAL

Figure 5 and 6: The views of the building from the north and south illustrates a long 3-storey podium set back from the rear (south) lot line by 7.5m. The tower portion occupies less than half of the footprint with the west face of the building at an angle. The positioning and orientation of units within the tower mitigates the intrusion of overlook with adjacent homes on Rosebery Avenue. Source: Hobin Architecture 2020.



16 STORY BUILDING PROPOSAL

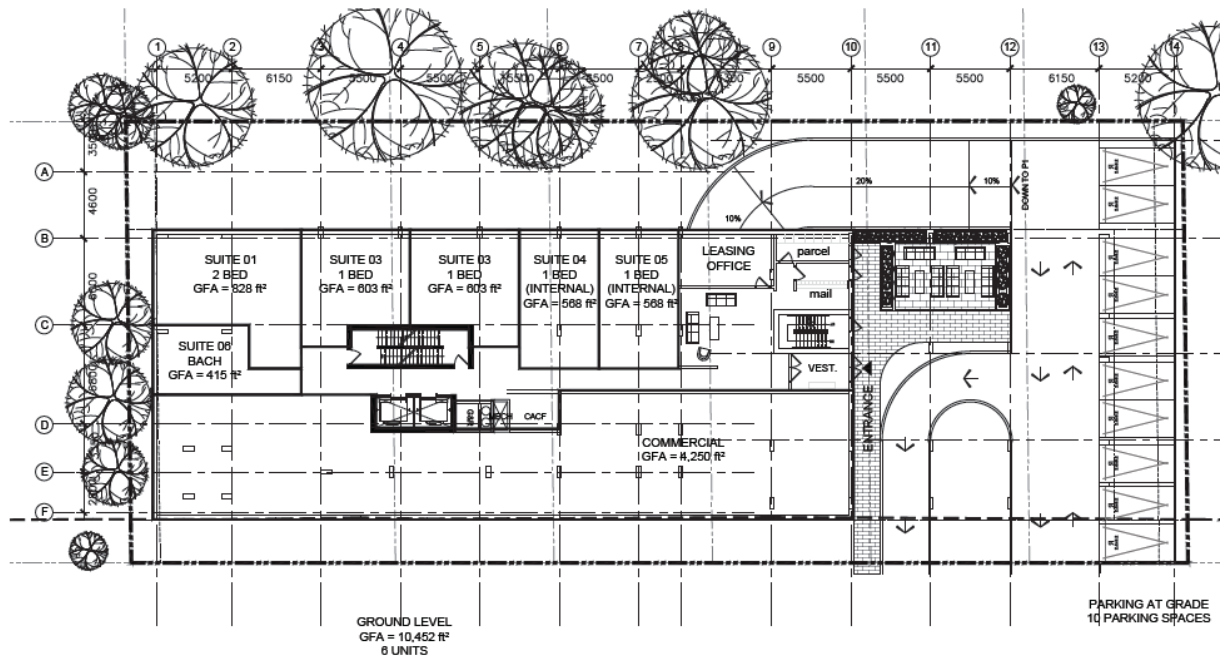


Figure 9: Ground floor plan showing the entrance to the below grade parking. The southeast portion of the site serves as private gardens to the ground floor suites 1-5. Source Hobin Architecture 2020

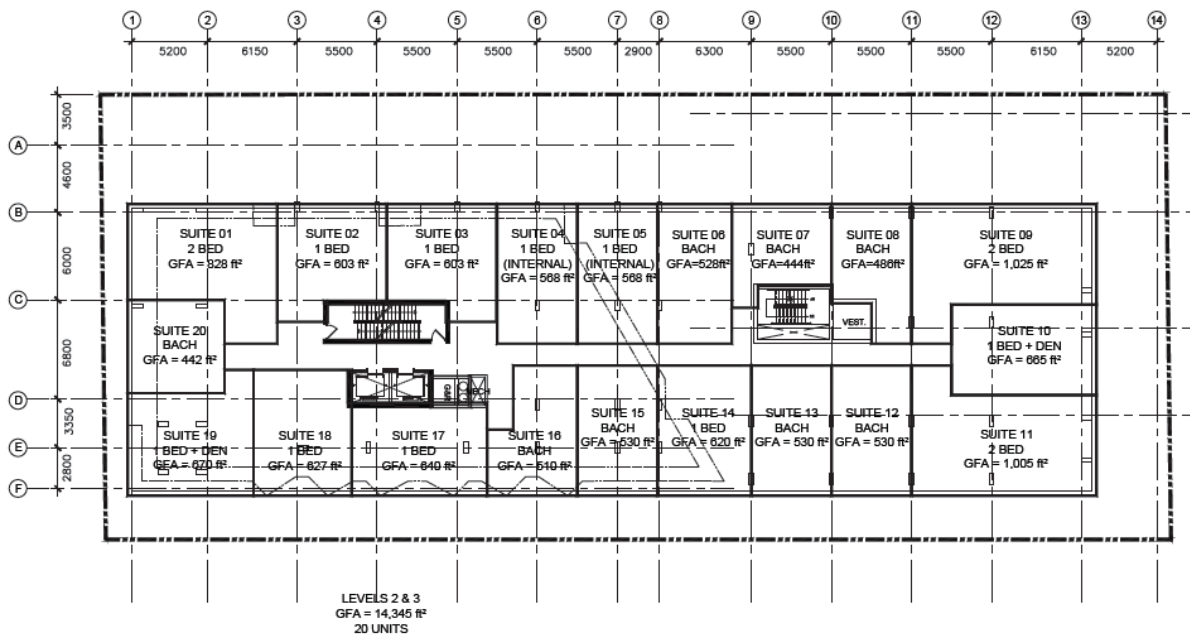


Figure 10: Floor plans for levels 2 and 3.

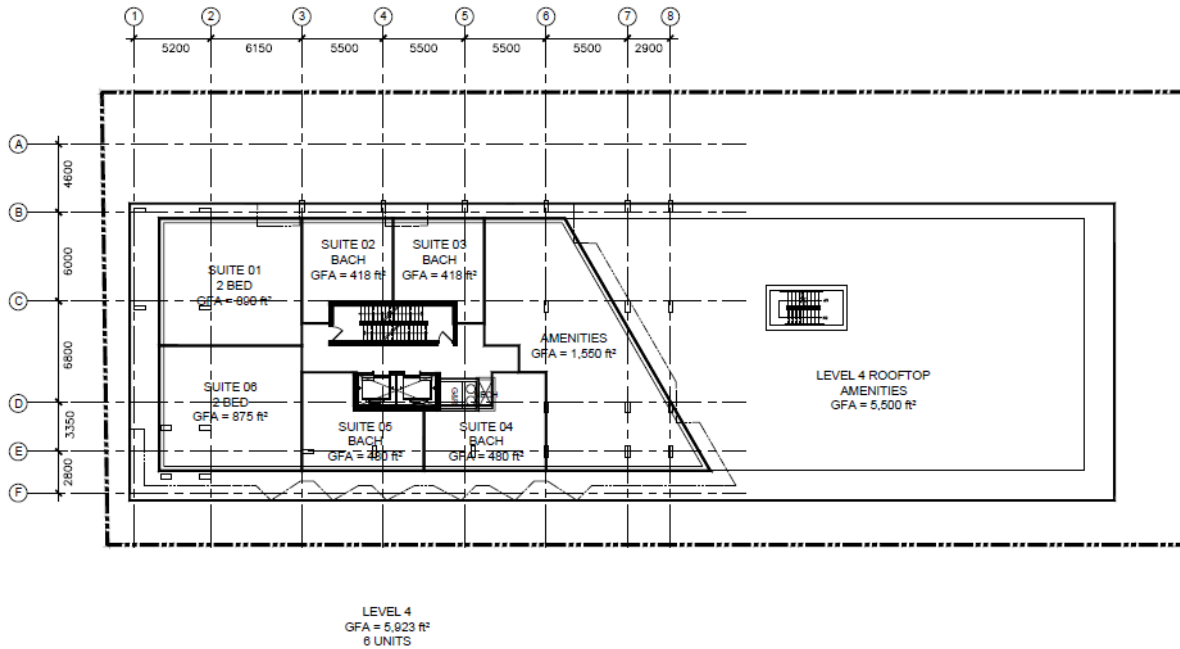


Figure 11: Typical floor plan for level 4.

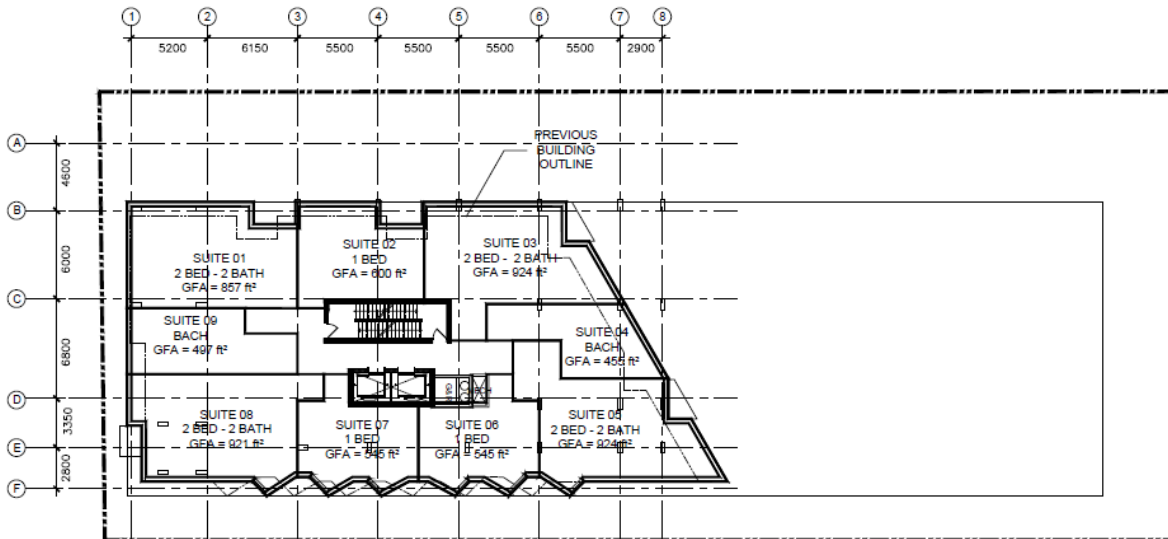


Figure 12: Floor Plans for levels 5-10 illustrate the orientation of views is designed to reduce the overview of the Queensway. Levels 11 -15 maintain the same footprint, but the layouts of individual suites are different with 8 units, and the floor plan for the penthouse includes 4 suites within the footprint.

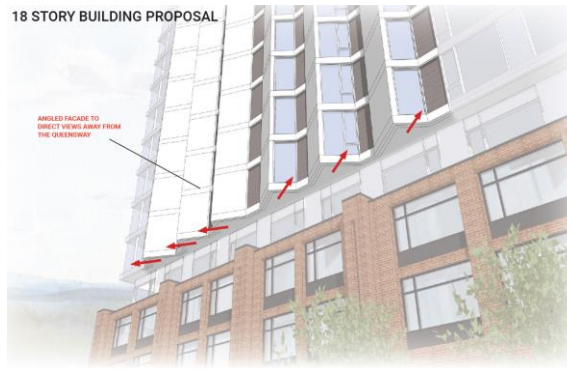


Figure 13 illustrates the relationship of the podium to Chamberlain Avenue with a private amenity area on the roof of the podium. The use of red brick on the podium, the varied treatment of the façade with the grid and the angled west façade break down the scale of the tower.



Figure 14: The section through the proposed development illustrates the view plan from Central Park. Because of the grade changes and the extensive buffer from trees, views of the tower are filtered. Source Hobin Architecture 2020.

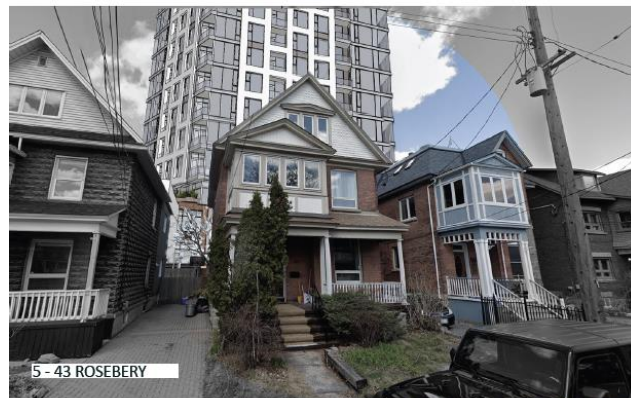
3.0 IMPACT OF THE PROPOSED DEVELOPMENT

3.1 Visual Analysis

A series of views with the new development inserted, were created in order to consider the impact on the two buildings 38 and 43 Rosebery Avenue along with the heritage character of the streetscape. The views considered the degree of visibility seasonally.

Rosebery Avenue runs east west with the prominent viewsheds following the orientation of the street either towards Bank street or towards Central Park as one moves west along the Avenue. Views north tend to be far less prominent.

Figure 15, 16 and 17: The view in figure 15 illustrates the proposed tower as a background feature in the upper part of the photo. In figure 16, the view is taken from the edge of the park with the tower appearing as a prominent feature behind the two homes.



30-48 Chamberlain Ave Proposal



Figure 17: Because of grade changes and vegetation, views of the proposed development from Central Park are obscured. Source Hobin Architecture 2020.



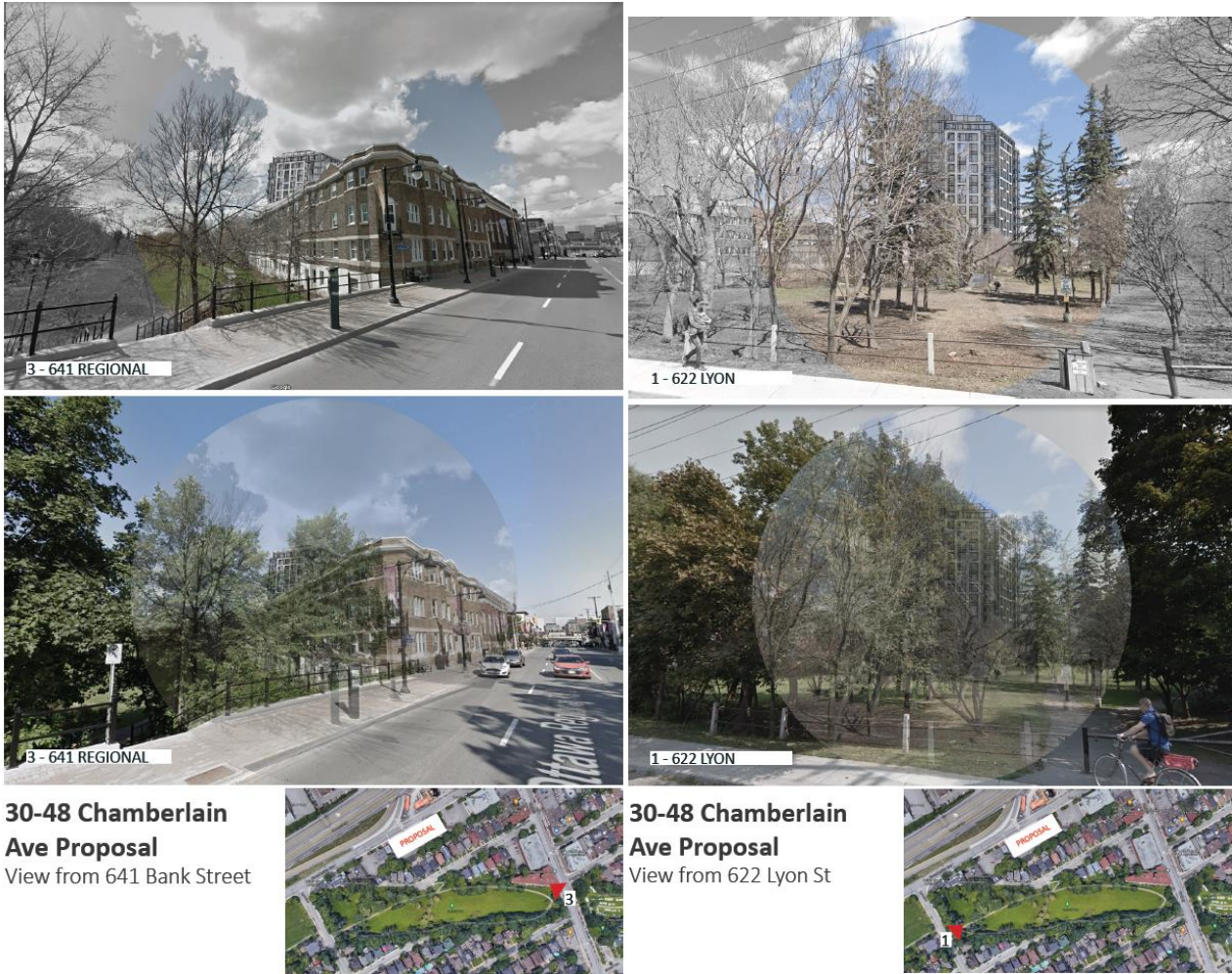


Figure 18 and 19: Seasonal views consider the impact from within the neighbourhood and illustrate the minimal intrusion of the tower feature as seen from 641 Bank Street and 622 Lyon Street.



Figures 20 and 21: Seasonal views of the tower from 10 Renfrew Street directly south of the proposed tower indicate it will be a part of the landscape during the winter and much less so when trees and shrubs are in foliage. Hobin Architecture 2020.

30-48 Chamberlain Ave Proposal
View from 10 Renfrew Ave



3.2 Conclusions

The following analysis was considered in arriving at a conclusion.

O. Reg. 09/06

The assessment of the potential cultural heritage value or interest of the property against O. Reg. 09/06 was taken into account. A full evaluation was not undertaken, but it is the author’s opinion that the cultural heritage indicators - **design** and **history**, are moderate for the two properties. In terms of

context (the third indicator), there is a community of interest associated with Central Park, and the uniformity and completeness of the street would result in the value being considered high for **context**.

Streetscape Character Analysis

A streetscape character analysis of Rosebery Avenue and the surrounding neighbourhood was considered. Rosebery Avenue is oriented east- west; the width of the street is narrow, and the houses occupy most of each lot with small front gardens and narrow side yards. The placement of windows, porches and balconies responding to feature views looking south into Central Park has evolved into a defining characteristic along the Avenue. The predominant views tend to follow the public street or focus on Central Park at the western end of the street. As a result, views looking north are screened by the row of houses and the proposed tower will appear as a background feature. From the sidewalk on the north side of Rosebery Avenue, the views of the 3-storey podium are completely obscured from the street, and most of the tower is blocked by the roofline of residences.

Environmental Context

The podium will serve as a sound barrier from the constant noise of traffic generated from the Queensway. Because it is north of the Avenue, there is no issue with shadowing. Seasonal views assessing the impact from within the neighbourhood illustrate the minimal intrusion of the tower feature from station point views at 641 Bank Street looking west, and from 622 Lyon Street looking east. Seasonal views from Renfrew Avenue show the tower as a feature in the landscape in winter and mostly obscured by vegetation in the summer. Finally, because of the sunken nature of Central Park and the buffer of trees, views from the park looking north towards the proposed tower are filtered.

Urban Design Guidelines

The City of Ottawa's Urban Design Guidelines for High-rise Buildings dealing with Transition in Scale Chapter 1 Context 1.17 Lot Conditions for Infill Development state:

When a proposed high-rise building abuts lots where only low-rise residential buildings are permitted, the lot should be of sufficient width or depth to establish the desirable transition: a. in the Central Area and the emerging downtown districts, the lot should be of sufficient size to establish a minimum 20m tower setback from the abutting low-rise residential properties.

The use of red brick on the podium, the varied treatment of the façade with the grid and the angled west façade break down the scale of the tower. The placement of the tower to the east, and the angular treatment of the tower's west façade accommodate the setback for the two properties. It allows for an 18m setback from the property line behind 39 Roseberry and a more generous setback for 43 Rosebery Avenue as prescribed.

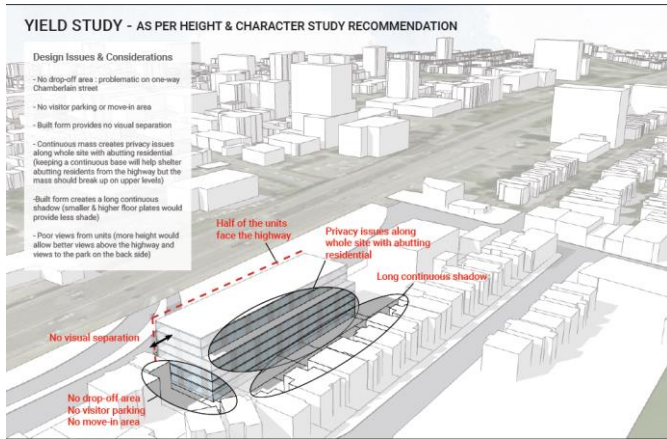


Figure 22: Early studies considered a 6-storey mid-rise slab occupying the entire site. In analyzing the impact, a number of concerns were identified. The most significant in terms of adjacent properties would have been the privacy issues created by the continuous mass abutting residential. The advantage to the adjacent homes would be the reduction of noise generated from traffic on the Queensway. Source Hobin Architecture 2020.

As one moves along the street, the views of the tower suggest a background feature. The articulation of the podium treatment and the regularity of the rear façade support the residential character and help relate to the rhythm of the individual residences. The small private gardens of the ground floor residences and the associative planting along the 3rd-floor amenity area of the new development creates a privacy screen blocking overviews into the backyards of the Rosebery Avenue neighbours.



Figure 22: a cross-section of the proposed building illustrating property lines and setbacks from neighbouring properties. The underground parking is setback to avoid damaging the root system of existing mature trees. Hobin Architecture 2020.

In conclusion, the development will introduce significant changes but not necessarily detract from the heritage value or compatibility of the two buildings at 39 and 43 Rosebery Avenue.

4.0 SOURCES

The following sources were consulted:

- Fire Insurance Plans, City of Ottawa: 1888-rev. 1901, 1901 – rev. 1912.
<http://collectionscanada.gc.ca>
- City of Ottawa Heritage Inventory - Project Property Information Sheets for 38 and 43 Rosebery Avenue.
- Design File for 30-48 Chamberlain Avenue including plans, elevations and perspectives Hobin Architecture September 2020.
- Winter – Summer selective views of the development Hobin Architecture October 2020.
- Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District Plan January 2020.
- Ashley Kotarba Heritage Planner and File Lead, City of Ottawa

APPENDIX A: PROPERTY INFORMATION SHEETS

Property Information Sheet - Heritage Inventory Project

Fiche de renseignements sur la propriété - Projet d'inventaire patrimonial



39, av Rosebery Ave

Construction Time c. 1900
Frame

Primary Architectural Style Vernacular

Secondary Architectural Style Queen Anne Revival

Primary Cladding Brick

Roofline Truncated Hip

Storeys 2.5

Architectural Description

Red brick residence located across from Central Park. 2.5-storey gabled bay, two-storey porch with pediment and enclosed second storey. Transom at entry. Segmental-arch windows, brick voussoirs, and brick string course. Stone sills and foundation.

Built As Detached House

Currently Used As Residential

Architect

Common Name

Previous Reference List Yes

Comments

Année(s) de construction v. 1900

Style architectural principal Vernaculaire

Style architectural secondaire Néo-reine-Anne

Parement principal Brique

Type de toiture Toit en croupe tronqué

Nombre d'étages Deux et demi

Description architecturale

Résidence de brique rouge située en face du parc Central. Baie à pignon sur deux niveaux et demi, porche à fronton sur deux niveaux et loggia fermée au deuxième étage. Fenêtre à traverse à l'entrée. Fenêtres à arc bombé, voussoirs de brique et assise de ceinture de brique. Assises et fondations en pierre.

Type de bâtiment Maison individuelle

Vocation actuelle Bâtiment résidentiel

Architecte / constructeur

Appellation courante du bâtiment

Liste de référence antérieure Oui

Observations

Accessible formats are available upon request 613-580-2463 heritageinventory@ottawa.ca
Des formats accessibles sont disponibles sur demande 613-580-2463 inventairepatrimonial@ottawa.ca

Property Information Sheet - Heritage Inventory Project

Fiche de renseignements sur la propriété - Projet d'inventaire patrimonial



43, av Rosebery Ave

Construction Time Frame c. 1905

Primary Architectural Style Vernacular

Secondary Architectural Style Front Gable

Primary Cladding Brick

Roofline Front Gable

Storeys 2.5

Architectural Description

Red brick residence across from Central Park. Two-storey bay and front gable with wood shingles and pedimented window. Full-width porch with shed roof. Enclosed second-story balcony with pediment. Transom at entry. Stone sills and foundation.

Built As Detached House

Currently Used As Residential

Architect

Common Name

Previous Reference List Yes

Comments

Année(s) de construction v. 1905

Style architectural principal Vernaculaire

Style architectural secondaire Toit à pignon avant

Parement principal Brique

Type de toiture Toit à pignon avant

Nombre d'étages Deux et demi

Description architecturale

Résidence de brique rouge située en face du parc Central. Baie sur deux niveaux et pignon avant avec bardeaux de bois et fenêtre à fronton. Porche sur toute la largeur de la façade avec toit en appentis. Loggia à fronton fermée au deuxième étage. Fenêtre à traverse à l'entrée. Assises et fondations en pierre.

Type de bâtiment Maison individuelle

Vocation actuelle Bâtiment résidentiel

Architecte / constructeur

Appellation courante du bâtiment

Liste de référence antérieure Oui

Observations

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