Heritage Impact Assessment – 1010 Somerset Street West, Ottawa

Final Report

February 2025

Prepared for:
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Prepared by:
Stantec Consulting Ltd.
300-1331 Clyde Avenue
Ottawa, ON K2C 3G4

Project/File:

160402067

Stantec

Limitations and Sign-off

The conclusions in the Report titled Heritage Impact Assessment – 1010 Somerset Street West, Ottawa are Stantec's professional opinion, at of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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Prepared by: Digitally signed by Giansante, Christian Date: 2025.02.11 11:39:06 -05'00'

Signature

Christian Giansante, CAHP
Cultural Heritage Specialist

Printed Name and Title

Reviewed by: Digitally signed by Walter, Laura Date: 2025.02.11 10:56:29 -05'00'

Signature

Laura Walter, MA, CAHP
Cultural Heritage Specialist

Printed Name and Title

Approved by: Digitally signed by Colin Varley Date: 2025.02.11 10:49:47 -05'00'

Signature

Colin Varley, MA, RPA
Senior Associate

Printed Name and Title

Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by the City of Ottawa (the Client) to prepare a Heritage Impact Assessment (HIA) for the property located at 1010 Somerset Street West, in the City of Ottawa, Ontario (the Study Area). For the purpose of this HIA, the Study Area is comprised of the property parcel of 1010 Somerset Street West. The existing structure at 1010 Somerset Street West will be demolished to facilitate the future development. The City of Ottawa is proposing to develop the approximately 2.7 hectares of land into a mixed-use community. To permit the proposed development, an amendment to the West Downtown Core Secondary Plan and the Comprehensive Zoning By-law is required.

This HIA follows the City of Ottawa's *Heritage Impact Assessment Terms of Reference* (City of Ottawa n.d.). The preparation of this report is also be guided by the Ministry of Citizenship and Multiculturalism's (MCM) Info Sheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage, and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (Info Sheet #5). This document uses *Ontario Regulation* (O. Reg.) *9/06* for determination of cultural heritage value or interest (CHVI) (Government of Ontario 2023) and also provides guidance on the assessment of impacts based on CHVI resulting from a proposed change.

The property at 1010 Somerset Street West is not designated under Part IV or V of the *Ontario Heritage Act* and it is not listed on the City's Heritage Register. As such, an evaluation of CHVI for the property was not completed and is not required in advance of the demolition of 1010 Somerset Street West. The property is located adjacent to 930 Somerset Street West/130 Preston Street, the Plant Bath (now known as the Plant Recreation Centre). The Plant Bath is designated under Part IV of the *Ontario Heritage Act* under By-law 44-95. Subsequently, an impact assessment for the Plant Bath was completed and determined the potential for indirect impacts to the Plant Bath. The following mitigation measures are recommended to mitigate the potential indirect impacts:

- During the detailed design process for the expansion to the Plant Bath, an addendum to this HIA is required. The HIA addendum should identify the impacts to the heritage attributes of the Plant Bath based on the design of the expansion and should provide design specific mitigation measures to conserve the CHVI of the structure.
- The Plant Bath should be isolated from construction-related activities. The property should be indicated on all construction mapping, flagged in the field onsite, and communicated to construction team leads. Site plan controls should also include stabilization measures and protective barriers for the adjacent designated property to indicate where construction activities should be limited, this should include at minimum the installation of temporary fencing around heritage features.
- Vibration studies for the Plant Bath under the direction of a qualified geotechnical engineer or vibration specialist should be considered. A recommended approach to vibration assessment, if required, is as follows:

- Pre-condition survey should be prepared by a qualified engineer to determine the maximum acceptable vibration levels, or peak particle velocity levels, and the appropriate buffer distance between construction activities and the adjacent heritage resources.
- Vibration monitoring should be carried out and consist of monitoring the ground-borne vibration levels while construction activities take place. Should identified vibration limits be exceeded, additional measures such as the stabilization of the Plant Bath should be explored.
- Post-construction condition survey should be carried out as determined by the Geotechnical Engineer. A post-construction condition survey shall be conducted after completion of construction for comparison purposes.

The executive summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.

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Project Personnel

Project Manager:	Christian Giansante, CAHP
Heritage Consultant:	Christian Giansante, CAHP
Report Writers:	Christian Giansante, CAHP
	Jenn Como, BA
	Julia Richards, MA
GIS Specialist:	Jordan Segato
Quality Reviewer:	Laura Walter, MA, CAHP
Independent Reviewer:	Colin Varley, MA, RPA

Acronyms / Abbreviations

Avg,	Average
CAHP	Canadian Association of Heritage Professionals
CHVI	Cultural heritage value or interest
ft	feet
HIA	Heritage Impact Assessment
m	metres
MA	Master of Arts
MCM	Ministry of Citizenship and Multiculturalism
N	No
N/A	Not Applicable
n.d.	No date
O. Reg.	Ontario Regulation
OHA	Ontario Heritage Act
RCFS	Recreation and Cultural Facility Space
WBT	Westboro Board of Trade
Y	Yes

1 Introduction

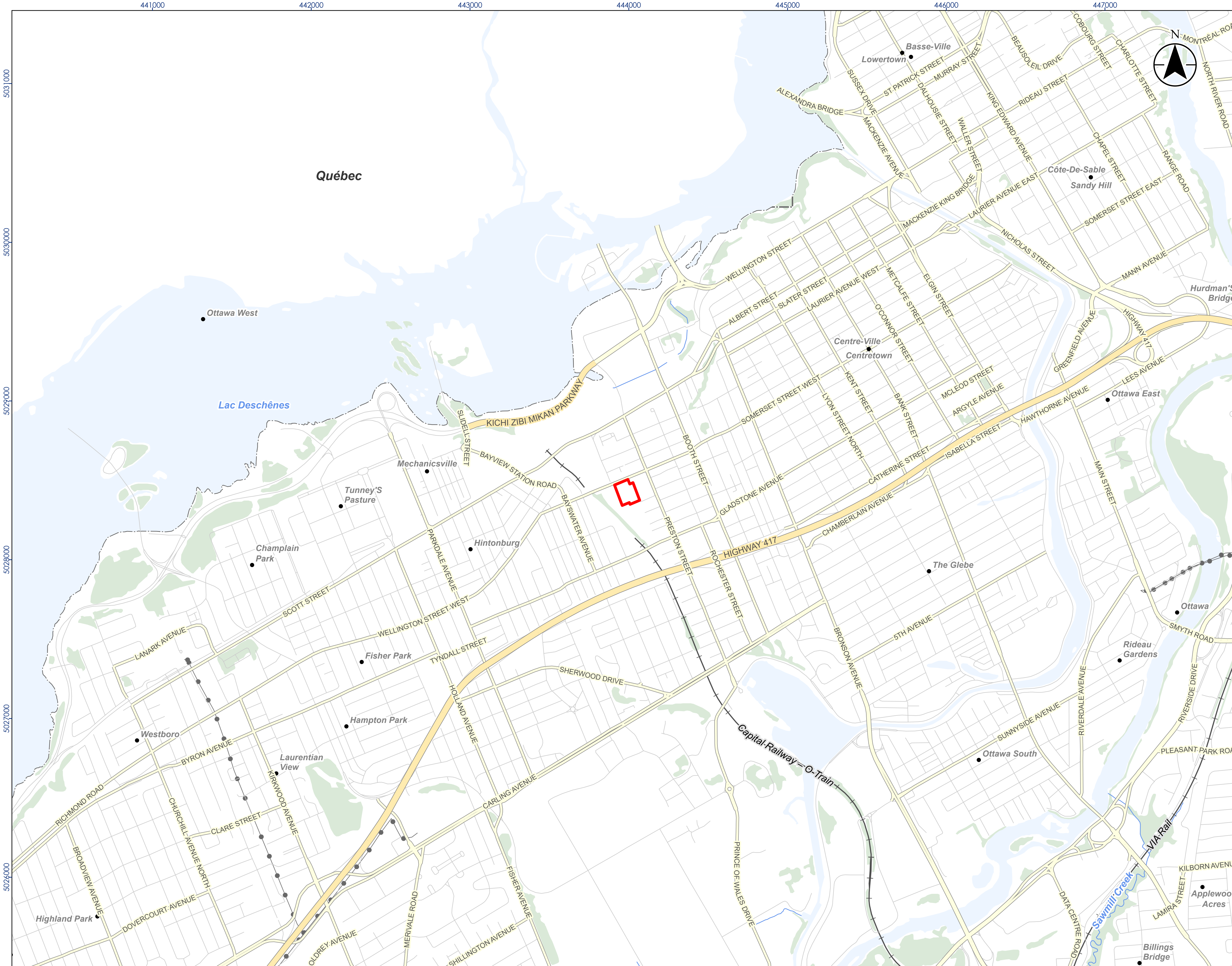
1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Ottawa (the City) to prepare a Heritage Impact Assessment (HIA) for the property located at 1010 Somerset Street West, in the City of Ottawa, Ontario (the Study Area) (Figure 1). The City of Ottawa is proposing to develop the approximately 2.7 hectares of land into a mixed-use community. To permit the proposed development, an amendment to the West Downtown Core Secondary Plan and the Comprehensive Zoning By-law is required. The property's location and applicable policy framework provides a strong opportunity for development of the underutilized, prime lands into an impressive mixed-use community capable of drawing on the services of the established surrounding neighbourhood but contributing to the community's growth as well. The existing structure at 1010 Somerset Street West will be demolished to facilitate the future development.

This HIA follows the City of Ottawa's *Heritage Impact Assessment Terms of Reference* (City of Ottawa n.d.). The preparation of this report is also be guided by the Ministry of Citizenship and Multiculturalism's (MCM) Info Sheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage, and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (Info Sheet #5). This document uses *Ontario Regulation* (O. Reg.) *9/06* for determination of cultural heritage value or interest (CHVI) (Government of Ontario 2023) and also provides guidance on the assessment of impacts based on CHVI resulting from a proposed change. As per the guidance contained in the City's HIA Guidelines, this report contains the following components:

- General information including property address and current owner contact information
- Current property conditions, including a location plan indicating the subject property (map and aerial photograph), a concise written and visual description of the property's cultural heritage value and/or the cultural heritage value of adjacent sites, noting the level of heritage recognition
- Existing heritage descriptions including a concise written description of the context of the property, digital images documenting all cultural heritage attributes, a site plan, and relevant information from Council-approved documents
- Background research and analysis, including comprehensive written and visual research related to the CHVI of the site, a development history of the site, primary and secondary resources
- If applicable, a statement of significance identifying the CHVI and heritage attributes of the cultural heritage resource(s)
- Description of the proposed development
- Impact of the proposed development, including an assessment identifying any positive and adverse impacts the proposed development may have on the heritage value of cultural heritage resource(s)
- Alternatives, mitigation, and conservation strategies
- Bibliography and listing of people contacted during study

For the purpose of this HIA, the Study Area comprises the property parcel of 1010 Somerset Street West (Figure 2). Adjacent to the Study Area is 930 Somerset West, a designated property under Part IV of the *Ontario Heritage Act* (OHA). This property, known as the City's Plant Recreation Centre, contain*s* Plant Bath, a two storey red brick neo-Gothic style structure that was built in 1924. This HIA includes an impact assessment for the identified CHVI related to Plant Bath.



Stantec

Legend

- Study Area
- Expressway / Highway
- Major Road
- Minor Road
- Railway
- Hydro Line
- Watercourse (Intermittent)
- Watercourse (Permanent)
- Waterbody
- Municipal Boundary - Lower Tier
- Wooded Area

0 500 1,000 Meters

1:25,000 (At original document size of 11x17)

Notes

1. Coordinate System:NAD 1983 UTM Zone 18N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.

Project Location 160402067 REVB
City of Ottawa
Prepared by jsegato on 2024-11-08
Technical Review by JWH on 2024-11-07

Client/Project
City of Ottawa
1010 Somerset West Ottawa

Figure No.
1

Title
Location of Study Area

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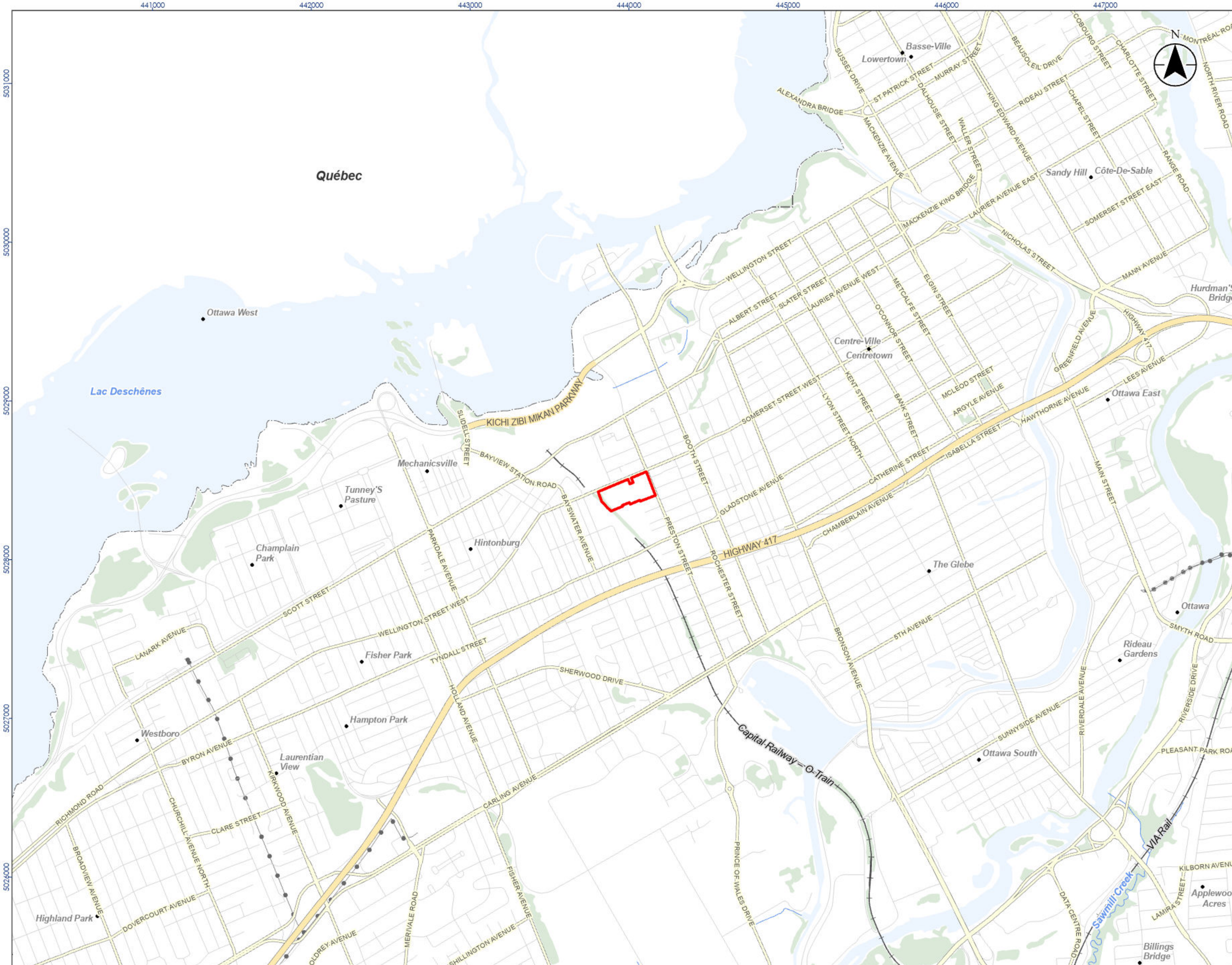

Stantec

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- Study Area
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City of Ottawa

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Client/Project
City of Ottawa
1010 Somerset West Ottawa

Figure No.
1

Title
Location of Study Area

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Stantec

Legend

- Study Area
- Plant Recreation Centre

0 40 80 Meters

1:1,500 (At original document size of 11x17)

Notes

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Client/Project
City of Ottawa
1010 Somerset West Ottawa

Figure No.
2

Title
Study Area

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Stantec

Legend

- Study Area
- Plant Recreation Centre

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City of Ottawa

160402067 REVC
Prepared by jsegato on 2024-11-14
Technical Review by JWH on 2024-11-15

Client/Project
City of Ottawa
1010 Somerset West Ottawa

Figure No.
2

Title
Study Area

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2 Methodology

2.1 Policy Framework

2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

> *(d) The conservation of features of significant architectural, cultural, historical or scientific interest* (Government of Ontario 1990).

2.1.2 The Provincial Planning Statement

The Provincial Planning Statement (PPS) was updated in 2024 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 4.6 of the PPS states that a "protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved". The PPS also notes that "Planning authorities are encouraged to develop and implement…proactive strategies for conserving significant built heritage resources and cultural heritage landscapes" (Government of Ontario 2024).

Under the PPS definition, "conserved" means:

> *The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

Under the PPS definition, "significant" means:

> *In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

Under the PPS, "protected heritage property" is defined as follows:

> *Property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or Part IV of the Ontario*

> *Heritage Act; property identified by a provincial ministry or a prescribed public body as a property have cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.*
>
> (Government of Ontario 2024)

2.1.3 City of Ottawa Official Plan

The Ministry of Municipal Affairs and Housing has issued a Notice of Decision to approve the City's New Official Plan, adopted by By-law 2021-386, and has subsequently repealed the previous Official Plan. The City has specific policies pertaining to the management of cultural heritage resources in its New Official Plan (City of Ottawa 2021). Cultural Heritage Resource Policies are contained within the New Official Plan under Volume 4, Section 4.5. The following are applicable to this HIA:

> *4.5.2 2) Where development or an application under the Ontario Heritage Act is proposed on, adjacent to, across the street from or within 30 metres of a protected heritage property, the City will require a Heritage Impact Assessment if there is potential to adversely impact the heritage resource. The HIA will be completed according to the Council approved guidelines for HIAs, as amended from time to time.*
>
> *4.5.2 3) Heritage designation is, in part, intended to ensure contextually appropriate development and is not intended to discourage intensification or limit housing choice. Elements of the built form, including height, scale, and massing, of such development shall ensure that the defined cultural heritage value and attributes of the property or HCD [Heritage Conservation District] will be conserved, while balancing the intensification objectives outlined throughout this Plan.*
>
> (City of Ottawa 2021)

2.2 Field Program

A site assessment of the Study Area was undertaken on November 5, 2024, by Christian Giansante, Cultural Heritage Specialist with Stantec. Access was granted to the Study Area and the property and surrounding area were documented. The weather conditions on site were warm and cloudy. Photos were taken using a Canon EOS Rebel T7 at 6012 x 4008 pixels.

2.3 Heritage Evaluation

The criteria for determining CHVI are defined by O. Reg. 9/06 (Government of Ontario 2023). If a property meets two or more of the below criteria, then it may be considered for designation at the discretion of Council under Part IV of the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*

3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 2023)

2.4 Assessment of Impacts

The assessment of impacts is based on the impacts defined in the MCM Infosheet #5. Impacts to heritage resources may be direct or indirect.

Direct impacts include:

- *Destruction of any, or part of any, significant heritage attributes or features*
- *Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*

Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by creating:

- *Shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden*
- *Isolation of a heritage attribute from its surrounding environment, context or a significant relationship*
- *Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
- *A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces*
- *Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource*

(Government of Ontario 2006)

In addition to direct impacts related to destruction, this HIA also evaluates the potential for indirect impacts resulting from the vibrations due to construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981; National Park Service 2001).

Operation of heavy construction equipment, including pile drivers and pavement breakers, can create seismic waves that radiate along the surface of the earth, and can be felt as ground vibration. As vibrations travel from a source, they excite the particles of rock and soil and cause the particles to move back and forth. This level of vibration dissipates as it travels away from its source (Wilson, Ihrig & Associates et al. 2012: 1-2).

The source character, duration, frequency of occurrences of vibration, and the foundation-footing interaction also contribute to the stress induced in structures. With regard to built structures, vibration can also have a variable impact depending on the building's mass, the stiffness of the building's main structural elements and its building materials. Wood and steel are more elastic than masonry, such as brick and stone. Interior finishes that are more susceptible to damage are those such as lath and plaster (Wilson, Ihrig & Associates et al. 2012: 2). Generally, a 50 metre buffer is applied when considering potential vibration impacts. The proximity of the proposed development to heritage resources was considered in this assessment.

2.5 Mitigation Options

Mitigation options in this HIA were developed using those provided in the MCM Infosheet #5 and the City's HIA Guidelines (see Appendix A). The MCM Infosheet #5 mitigation options include, but are not limited to:

- *Alternative development approaches*
- *Isolating development and site alteration from significant built and natural features and vistas*
- *Design guidelines that harmonize mass, setback, setting, and materials*
- *Limiting height and density*
- *Allowing only compatible infill and additions*
- *Reversible alterations*
- *Buffer zones, site plan control, and other planning mechanisms*

(Government of Ontario 2006)

3 Historical Context of the Study Area

3.1 Introduction

The Study Area is located on historical Lot 38, Concession 1 On Ottawa River in the former Township of Nepean in the County of Carleton. The Township of Nepean, including the Study Area, was annexed by the City of Ottawa in 1950. The Study Area consists of an International Style office building and a parking lot.

3.2 Physiography

The Study Area is located in the Ottawa Valley Clay Plains physiographic region (Chapman and Putnam 1984). Located between Pembroke and Hawkesbury, the clay plains are interrupted by ridges of rock or sand and are naturally bisected by the City of Ottawa. Above the City, the clay plains contain a broad valley with the rocky Laurentian uplands on either side, rising approximately 180m. Swamps are scarce in this area and the sediments are deep silty clays that are mildly calcareous and come from the acidic rocks of the Canadian Shield. Below the City, the landscape comprises multiple rivers and lakes with clay beds. Farming in this area, along the Ottawa River and Rideau River, is very productive due to the rich soil (Chapman and Putnam 1984).

3.3 City of Ottawa Development

3.3.1 Survey and Settlement

Recorded Euro-Canadian history of the area begins in 1610, when Étienne Brûlé travelled up the Ottawa River and made note of the waterfalls located northwest of the Study Area (DeVolpi 1964). Samuel de Champlain followed in 1613, and subsequently named them the Chaudière Falls. Despite the early mention of the area in European colonial accounts, the Ottawa region was not settled by colonists of European decent until the early 1800s, when Philemon Wright arrived from Boston with a small group of settlers and established a community on the north side of the Ottawa River (Holzman and Tosh 1999; DeVolpi 1964; Nagy 1974). He started trading timber in 1806. The region became known for the square timber trade. Thereafter, European settlers slowly began to enter the region (Nagy 1974).

Nepean Township was named in honour of British parliamentarian and colonial administrator, Evan Nepean (1752-1822) (Elliot 1991: 6). The township and land in the Study Area was created to settle the land claims of United Empire Loyalists (Loyalists) following the American Revolution (Elliot 1991: 5). The first attempt to settle the area came in 1794, when John Stegmann surveyed the township. The town was surveyed in anticipation of the arrival of 143 settlers. The settlers were led by George Hamilton, an Irish veteran of the American Revolution. Hamilton’s settlement never came to fruition. The distance from other towns and the lack of an adequate road proved too daunting. When it became apparent Hamilton’s party would never settle the area, the grant for the township was revoked (Elliot 1991: 6).

In 1800, colonial administrators planned to populate the township with the children of Loyalists. Loyalist families who arrived in Canada during the 1780s were promised that their children would receive land grants. By 1812, over 200 grants, encompassing half the land in the township, were given to Loyalist heirs. However, very few Loyalist heirs actually settled in the township, given the preference for more accessible lands in Niagara and along the St. Lawrence River,

Land speculation was widespread in Nepean and Canada in the beginning of the 19th century. Brothers Thomas and William Fraser were Nepean's largest landowners and speculators. Both Fraser brothers lived in New York and sided with the Crown during the American Revolution. In 1777, they joined the Loyal Rangers as officers (The On-Line Institute for Advanced Loyalist Studies 1999). After the war, they claimed their land grant along the Rideau River and began to purchase property in Nepean from Loyalist heirs. At Thomas's death in 1821, the Fraser family owned 40 lots in Nepean (Elliot 1991: 8).

Another early speculator was Rice Honeywell. He had served on the American side of the war but married the daughter of a Loyalist. In 1792, he was imprisoned in Kingston on suspicion of burning a British garrison. Released in 1793, he began to speculate in land. In 1804, he purchased about 300 acres in Nepean from Loyalist heirs, often at the low price of a shilling per acre. Impressed by the potential industrial uses of Rideau Falls, he bought another 800 acres between 1808 and 1810 (Elliot 1991).

The first permanent settler in Nepean was Rice's son Ira Honeywell. During the winter of 1809 to 1810 he settled in Nepean and built a log cabin. In 1811, his son, John, was born and is said to have been the first British-descended child born in Nepean (Elliot 1991: 9). Settlement in Nepean continued slowly through the 1810s. At the end of the War of 1812, only four families permanently inhabited the town, despite the fact all the lots except Crown Reserves had been granted (Elliot 1991: 11). Development in the township was held back by the rampant speculation of the previous decade and the vast tracts of land held by absentee owners, Crown Reserves, and Clergy Reserves. The Earl of Dalhousie dismissed Nepean as "a useless waste." In 1822, Nepean's population stood at 191, compared to 1,020 in Goulbourn, the township immediately to the west (Elliot 1991: 13).

3.3.2 19th Century Development

The population of Nepean began to increase more substantially after 1826. That year, the Crown Reserves were put up for sale and in 1827 the Clergy Reserves were sold. The most important element that contributed to the increase of Nepean's population and the development of the township was the construction of the Rideau Canal (Elliot 1991: 16). Land adjacent to Dow's Lake was set aside as Ordnance Reserve. The Ordnance Department was responsible for construction and administration of the Rideau Canal. The population of Nepean boomed from 580 in 1827 to 2,758 the next year. Some of the men who worked on the canal used their salary to purchase land in Nepean, while others left following the completion of the canal in 1832 and Nepean's population dipped to 940.

The completion of the Rideau Canal and founding of Bytown (present day Ottawa) also provided an incentive to improve road conditions in the township. In 1829, work began to improve Richmond Road, the roadway that ran through Nepean and connected the village of Richmond with Bytown (Elliot 1991: 18). The present-day Bronson Avenue began to take shape in the 1830s and ran along Concession 40 south to the canal. The present-day Carling Avenue also started to take shape in the 1830s, but only to

the west of the township. It is likely that the swampy conditions in the area deterred road development within the Study Area.

The settlement of Nepean continued steadily through the 1840s and 1850s. A large influx of Irish settled in the township during the Potato Famine of the 1840s, and by 1861 over 80% of the township was Irish (Elliot 1991: 39). When settlement of Nepean was nearly complete in 1863, the population was 4,410 (Elliot 1991). In 1869, the Canada Central Railway announced a new rail line that would run from Lebreton Flats to Carleton Place, connecting Nepean Township to Ottawa via rail (Allston 2017). This expansion of a railway into the township fueled a short boom in real estate speculation, whereby lots on either side of the tracks were quickly bought up. James Skead, a prominent Ottawa businessman and Senator, purchased Lots 29, 30, and part of 31, including the Study Area, in 1869 (Allston 2017). Skead developed a sawmill on his land, and the origins of the community of Westboro began to form around the mill (Allston 2017) The town that grew to serve the mill was initially known as Birchton, after the Birch family who owned large tracts of land in the township. However, the community voted to rename it Westboro (Allston 2020a). Joseph Brich also built and operated a large hotel and tavern to serve the mill workers, before it was burnt down in 1875 (Allston 2020a).

In the 1870s, demand for housing was growing in the township. The neighbourhood, then known as Rochesterville, experienced a building boom. The northern portion comprised stately upper-class homes, while the southern portion became a working class neighbourhood for mill and railway workers (Elliot 1991: 116). At the close of the 19th century, the township was a mix of swampland, Ordnance Reserve, suburban housing, and agricultural land. The southwest portion of the township was part of the Central Experimental Farm. The Central Experimental Farm began in 1886 when the federal government realized the need to develop crops suited to the conditions in the prairie provinces and purchased 440 acres in Nepean (Elliot 1991: 170).

The growth of Nepean's suburbs and their proximity to Ottawa led to tension between the city, the suburban residents of Nepean, and the rest of the township's rural populace. The township council, which began in 1850, was largely dominated by agricultural interests (Elliot 1991: 126). They balked at spending money that would only benefit the suburban part of the township. Townships also lacked the ability to provide many of the municipal services that city and suburban dwellers expected, such as sewage systems, public wells, or planning. Most alarmingly, the township had no authority over law enforcement. City of Ottawa officials called this part of Nepean "a continual source of annoyance and danger" (Elliot 1991: 126). Residents in Ottawa also believed that suburbanites worked in the city and enjoyed its advantages without paying for them (Elliot 1991: 133). In 1882, the City of Ottawa attempted, but failed, to annex the suburban areas of Nepean. Nepean residents preferred the lower tax rate of the township and reached a compromise with the rural residents on securing some modest services (Elliot 1991: 132). A second attempt at annexation, while still contested, was successful in 1888 and became effective on January 1, 1889 (Eliot 1991: 135). The arrival of the streetcar in 1891 would allow residents of northeastern Nepean to commute to work in Ottawa, something previously impractical (Elliot 1991: 139).

3.3.3 20th Century Development

Until the 1920s, the township retained many of its 19th century characteristics. The area directly north of Dow's Lake remained swamp. Westboro became a police village in 1903 and remained one until it was annexed by the City of Ottawa in 1949 (Ottawa Neighbourhood Study 2024). Skead's sawmill burned down twice in the late 19th century, and in 1909 Senator John N. Kirchhoffer purchased the land, and immediately began creating the subdivision of Clarella Park on the land (Allston 2017). In 1927, Westboro Beach was established by the Westboro Board of Trade (WBT) (Allson 2020b). The beach was known as a summer cottaging destination for families in the area, and the WBT wished to entice more visitors, and more business, by officially naming the beach, and by providing maintenance and upkeep to the facilities (Allston 2020b). The WBT disbanded during the Great Depression but reformed in 1946 amid Westboro's postwar boom (Allson 2020b).

Until the 1940s the eastern shore of Dow's Lake bordering Bronson Avenue was a lumber mill owned by J.R. Booth and was connected to the Grand Trunk Railway. The western shore had the Canadian Pacific Railway running alongside. The southern portion of Carling Avenue west of Dow's Lake was owned by the Central Experimental Farm. The northern part of Carling Avenue remained wooded and had about a dozen structures, largely of wooden construction (Allson 2020b).

By the early 1930s the current pattern of roadways had been laid out and the federal government owned much of the land on the northern side of Carling Avenue (Allson 2020b). The lumber yard on the east side of Dow's Lake closed during the 1940s and the area was converted to Commissioner's Park and suburban housing.

After the Second World War, development in the township accelerated, and the township, including the Study Area, was annexed by the City of Ottawa. The expansion of the federal government after the Second World War required the construction of additional office space, and the post-war baby boom required schools, other public institutions, and housing (Allson 2020b).

3.4 Property History

Historically, 1010 Somerset Street West was located on Lot 38, Concession 1 On Ottawa River in the former Township of Nepean in the County of Carleton. The Plant Bath, located at 930 Somerset Street West, is located on the west side of Lot 39, Concession 1 On Ottawa River.

Based on historical mapping from the 19th century, Lot 38 appears to be vacant in 1863, located just outside the street grid of the City of Ottawa. By 1879, Lot 38 was included in the street grid of the City of Ottawa, in an area identified as "Bayswater"; as such the mapping lacked significant detail to determine ownership or if any structures were present on the lot.

Available aerial photographs of the area begin in 1928 (Plate 1). By then the neighbourhoods surrounding the Study Area had already been densely built up. The building at 1010 Somerset Street West was built in the mid 20th century, and is depicted on the 1958 aerial photograph (GeoOttawa 1958). The structure was built on a parcel of land that also featured a large warehouse behind the structure at 1010 Somerset

Street West that was used for munitions and equipment during the Second World War (Plate 2) (Jay 2016). The warehouse was later demolished in 2015 (Jay 2016).

The Plant Bath is located adjacent to 1010 Somerset Street West and was built in 1924. It was built as part of an initiative within the City of Ottawa to provide hygiene and improved health to predominantly working class families (Skyes 2017). The Plant Bath was built at the same time as the Champagne Bath (located approximately 5 km northeast of the Study Area). The Plant Bath was named after Frank H. Plant, who was the mayor of Ottawa at the time of construction (Skyes 2017). The bathhouse was in operation from 1924 to 1996, when the building was temporarily closed due deterioration. In the early 2000s, the building was refurbished with a recreational centre built on the rear of the structure. Renovations cost approximately $8 million and included removing the pool from the old building and the construction of two new pools, a hot tub, steam bath, and gyms in the new recreational centre. The Plant Bath was designated as a heritage building in 1994 (Skyes 2017).

Plate 1: Aerial view of Study Area, 1928 (Plant Bath shown with red arrow)

Plate 2: Aerial view of Study Area, 1965 (Plant Bath shown with red arrow, 1010 Somerset Street West shown with yellow arrow)

4 Site Description

4.1 Landscape Context and Setting

The Study Area is located on the south side of Somerset Street West, approximately 140 metres west of Preston Street. Somerset Street West adjacent to the Study Area is a two-lane roadway that extends from Queen Elizabeth Driveway in the east to Wellington Street West in the west. The roadway is paved and consists of one eastbound lane and one westbound lane, both of which are flanked by street parking (Photo 1 and Photo 2). The street parking areas are defined by brick pavers. Sidewalks flank both sides of the roadway. Both sidewalks have a concrete curb. The south sidewalk is made of interlocking pavers and the north sidewalk is made of poured concrete pavers. Wooden poles with electrical lines and street lighting run along the south side of Somerset Street West. There is a grassed boulevard between the sidewalk and the rest of the Study Area, but there is no additional vegetation.

The Study Area is located adjacent to two commercial buildings located at 1000 and 1002 Somerset Street West to the east (Photo 3). Both buildings are two-storey mixed used structures with a ground floor restaurant and second storey residential unit. The Study Area also abuts the Plant Recreation Centre at 930 Somerset Street West/130 Preston Street to the east. Historically known as the Plant Bath, the Plant Recreation Centre consists of a pool, a fitness room and other multipurpose community spaces (see Section 4.3). The property was renovated in 2004. To the west, the property abuts the transit corridor for the O-Train Trillium Line.

Photo 1 Somerset Street West at Study Area, looking east

Photo 2 Somerset Street West, looking west from Preston Street

Photo 3 Riverside Drive median, looking north

4.2 1010 Somerset Street West

Located on the south side of Somerset Street West, the extant structure at 1010 Somerset Street West is a two-storey International style building (Photo 4). The building has a flat roof and a concrete structure which is visible on the exterior of the building. The building uses a curtain wall system comprising aluminum ribs and mullions for the windows with blue spandrel panels (Photo 5). The windows and structural systems are regularly placed on the first and second storeys of the building. Brick veneer accent walls are located near entrances and corners of the building (Photo 6). A one-storey section is located on its west side (Photo 7). The building is surrounded by a paved parking lot (Photo 8).

Photo 4 1010 Somerset Street West, looking south

Photo 5 Detail of curtain wall and concrete structure

Photo 6 Typical brick veneer, looking west

Photo 7 One storey section on west side, looking southwest

Photo 8 Rear parking lot, looking east

4.3 Plant Recreation Centre

The Plant Recreation Centre is a multipurpose structure that consists of two main sections: the historic Plant Bath built in 1924, and the contemporary addition built in 2004 (Photo 9). The historic Plant Bath is a red brick neo-Gothic style. It is a two-storey structure with high-pitched gable roof with asphalt shingles. The gabled ends have parapet walls that extend above the roofline. Brick structure with horizontal concrete banding. The front and east elevations have decorative diamond patterns in their brickwork. It is set at an angle facing the intersection of Somerset Street West and Preston Street with a landscaped plaza in front of the building (Photo 10). There are two projecting entrance bays topped with a brick and concrete triangular parapet. The parapets have a central carved motif. The entrances in each bay are recessed within a segmental opening with cut stone sides. Above the northeast entrance, “City of Ottawa The Plant Bath” is etched in concrete. The entrances have double wood entry doors. These entrances are no longer in use (Photo 11). The addition is attached to the south façade of the historic Plant Bath structure (Photo 12). It is an irregularly shaped structure composed of varying heights and construction materials, including steel, concrete, glass and brick veneer. The addition consists of a pool, a fitness centre and administrative spaces. The main entrance to the Plant Recreation Centre is located in an

atrium between the historic Plant Bath and the addition (Photo 13). The addition of the Plant Recreation Centre is visible from the Study Area (Photo 14).

Photo 9 Plant Bath looking southwest

Photo 10 Plant Bath plaza

Photo 11 Plant Bath northeast former entrance

Photo 12 View of contemporary addition to the Plant Bath, looking northeast

Photo 13 Plant Recreation Centre south entrance, looking northwest

Photo 14 View of Plant Recreation Center from 1010 Somerset Street West

5 Summary of Cultural Heritage Value or Interest

5.1 Introduction

The property at 1010 Somerset Street West is not designated under Part IV or V of the OHA and it is not listed on the City's Heritage Register. As such, an evaluation of CHVI for the property was not completed. The property is located directly adjacent to 930 Somerset Street West/130 Preston Street, the Plant Bath (now known as the Plant Recreation Centre). The Plant Bath is designated under Part IV of the OHA under By-law 44-95. The following section provides a summary of CHVI for the Plant Bath.

5.2 Plant Bath

Statement of Reasons for Designation

The Plant Bath merits designation under Part IV of the Ontario Heritage Act as a fine example of municipal architecture. It is also noteworthy as one of Ottawa's most prominent testimonies to the social reform movement.

The social reform movement, with its emphasis on the improvement of the physical and mental well-being of the working classes was popular among middle and upper-middle class Ottawans in the early twentieth century. The swimming bath was viewed as one means of "improving" the lower classes and the construction of the Champagne Bath and the Plant Bath, each containing a library and a swimming pool, was approved by City Council in 1922.

The Plant Bath was designed by Richard H. Millson, Cecil Burgess and Albert J. Hazelgrove and officially opened in 1924. Named after then-mayor, Frank H. Plant, the building contained a swimming pool and public lavatories but the library was not included because of budget constraints.

The Plant Bath is a red brick structure, rectangular in plan. It is an example of the neo-Gothic style, which was popular for institutional buildings from 1900-1945. Key elements of the building associated with this style include the segmentally-arched entrance doors, each located at the base of a frontispiece with a gabled parapet, the brick buttresses and the use of cut stone for detail. Other noteworthy features of the building include the elliptical reliefs in the gabled parapet ends, which depict a naked boy holding a fish, and the large windows that light the pool area.

By reason of its association with the urban reform movement of the early 20th century and its simple neo-Gothic details, the Plant Bath merits designation as a heritage property.

The building is also distinguished by its unusual angled siting, on a generous lot, which enhances its prominence as a major presence in the community.

(City of Ottawa 1995)

6 Assessment of Impacts

6.1 Description of Proposed Development

The City is proposing to develop the approximately 2.7 hectares of land at 1010 Somerset Street West into a mixed-use community. Table 6.1 provides an overview of the proposed development and the concept plan prepared by Hobin Architecture (see the full document in Appendix A). Directly related to the CHVI at the Plant Bath is an expansion to the City's Plant Recreation Centre

Table 6.1: Proposed Development at 1010 Somerset Street West

Expansion to Plant Bath	55,000 feet (ft)^2 (16,764 metres (m)^2) The Plant Bath addition, including the bridge to the RCFS, is 12,280 square (sq)ft (3,743 sq m). This number includes approximately 3,255 sq.ft. of demolition of the existing building (overall increase to the existing Plant Bath facility of 9,025 sq.ft.)
Recreation and Cultural Facility Space (RCFS)	110,000 ft^2 (33,528 m^2)
RCFS underground parking	Single level - ground floor footprint of new building is approximately 52,850 ft^2 (16,109 m^2) and includes approximately 150 spaces
Surface parking	Maintain proposed surface parking
School	60,060 ft^2 (18,306 m^2)
School parking	No intent for parking below the school
Ottawa Community Housing mid-rise building	8,070 ft^2 (750 m^2) x 6 floors = 48,435 ft^2 (4,500 m^2) (Avg. 750/unit) = 60 units Podium:11,235 ft^2 (1,044 m^2) x 3 floors = 33,715 ft^2 (3,130 m^2)
New open space/parkland	1 hectare
Existing open space (Plouffe Park)	No change to existing, will continue to be utilized as an emergency overload stormwater facility
Residential A	Tower (total 25 floors includes 4 floor podium): 8,070 ft^2 (750 m^2) x 21 floors = 169,530 ft^2 (15,750 m^2) (Avg. 750/unit) = 210 units
Residential B	Tower (total 20 floors includes 4 floor podium): 8,070 ft^2 (750 m^2) x 16 floors = 129,165 ft^2 (12,000 m^2) (Avg. 750/unit) = 160 units
Residential Tower A+B Podium	25,025 ft^2 (2,325 m^2) x 4 floors = 100,105 ft^2 (9,300 m^2). Assume 1 floor (2,325 m^2) as commercial. Remaining 3-floors to be assumed as residential.
Residential C	Tower (total 15 floors includes 4 floor podium): 8,070 ft^2 (750m^2) x 11 floors = 88,800 ft^2 (8,250 m^2) (Avg. 750/unit) = 110 units
Residential Tower C Podium	11,300 ft^2 (1,050 m^2) x 4 floors = 45,210 ft^2 (4,200 m^2). Assume all 4-floors of podium as residential.
Underground parking for residential towers	63,450 ft^2 (5,895 m^2) – approximately 180 spaces

6.2 Impact Assessment

Table 6.2 provides an assessment of the potential impacts to the identified CHVI and heritage attributes as described in Section 5. As described in Section 2.4, Infosheet #5 was used to characterize impacts. Where impacts are anticipated, "'Y"' is listed in the column. Where impacts have the potential to occur, "P" is listed in the column. Where no impacts to CHVI are anticipated,"N"' is listed in the column. Where impacts are not applicable given superseding direct impacts, "N/A" is listed in the column.

6.2.1 Discussion of Impacts

The impact assessment has identified the potential for direct and indirect impacts to the Plant Bath that may occur at different stages of the proposed redevelopment of 1010 Somerset Street West. Potential direct impacts were identified due to the proposed expansion to the Plant Bath as part of a later phase of the development. The design of the expansion to the Plant Bath has not yet been defined. Therefore, an addendum to this HIA is required to determine the impacts of the proposed design and identify appropriate mitigation measures.

Based on the proposed development and the location of heritage attributes associated with the Plant Bath, indirect impacts caused by land disturbances related to construction vibrations were identified. The proposed development includes construction work located adjacent to and within the Plant Recreation Centre property parcel. The construction of a school bus road and its associated construction laydown area is located approximately 50 m from the Plant Bath structure. As such, mitigation measures are recommended.

The proposed development does not result in the destruction of the heritage attributes of the Plant Bath. The proposed development will also not result in shadows, isolation or obstructions to the identified heritage attributes of the Plant Bath. Changes in land use are anticipated for 1010 Somerset Street West, however, it is not anticipated that the existing land use of the Plant Bath will be changed.

Table 6.2: Potential Impacts to Identified CHVI of the Plant Bath

Development Design Component	Direct Impact to Plant Bath		Indirect Impact to Plant Bath				
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbance
Expansion to Plant Bath	N	**Y**	N	N	N	N	**P**
RCFS and underground parking/roadways	N	N	N	N	N	N	**P**
Surface parking	N	N	N	N	N	N	N
School and school parking/roadways	N	N	N	N	N	N	**P**
Ottawa community housing mid-rise building	N	N	N	N	N	N	N
New open space/parkland	N	N	N	N	N	N	N
Existing open space (Plouffe Park)	N	N	N	N	N	N	N
Residential Towers A, B and C and underground parking	N	N	N	N	N	N	N

7 Mitigation Options, Conservation Methods, and Proposed Alternatives

7.1 Mitigation Measures

As identified in Section 6, the proposed undertaking has the potential to result in direct and indirect impacts to the identified CHVI of the Plant Bath. No mitigation measures are required for 1010 Somerset Street West. As such, mitigation measures are required. There is potential for indirect impacts to the Plant Bath caused by vibrations from the construction of the project which will occur within 50 metres from the historic structure. Accordingly, the mitigation options identified in InfoSheet #5 (see Section 2.5) have been explored below. Consideration for each option is given for both the appropriateness of the mitigation in the context of the CHVI identified and its associated feasibility.

As shown in Table 7.1 below, the Mitigation Options presented in Section 2.5 have been assessed based on the development proposal as described in Section 6.1. As per InfoSheet #5, the mitigation measures are not meant to be exhaustive, and alternative mitigation measures or approaches are discussed in the following sections. The mitigation measures shown below are to address the indirect impacts caused by land disturbances associated with the construction of the RCFS and the construction of the new school. Due to the unknown factors associated with the design of the expansion of the Plant Bath and its potential direct impacts, mitigation measures for this project component are not assessed below and should be considered in an addendum to this HIA.

Table 7.1: Info Sheet #5 Mitigation Measures

Mitigation Measure	Conservation Method
Alternative development approaches	CHVI was not identified for the Study Area. Potential direct impacts were identified to the Plant Bath as part of the expansion of the Plant Bath. Due to the unknown factors associated with the design of the expansion of the Plant Bath, mitigation measures for this project component are not assessed below and should be considered in an addendum to this HIA.
Isolating development and site alteration from significant built and natural features and vistas	The construction work for the proposed school is located more than 50 m from the Plant Bath and is set back from Somerset Street West and Preston Street. The bus access road is located on the west side of the Plant Bath property parcel. Therefore, this alternative has been implemented.
Design guidelines that harmonize mass, setback, setting, and materials	The development of design guidelines that harmonize mass, setback, setting, and materials is not applicable because the construction of the school will not impact the Plant Bath. Design guidelines for the construction of the bus roadway are not applicable because of its relationship to grade.
Limiting height and density	Limiting the height and density of the proposed undertaking is not applicable because the construction of the school will not impact the Plant Bath.
Allowing only compatible infill	The infill proposed for 1010 Somerset Street West is set back from Somerset Street West and Preston Street and will not have an impact to the CHVI of the Plant Bath.
Reversible alterations	Demolition and alteration of the CHVI associated with the Plant Bath is not anticipated as part of the proposed development. The construction of the bus roadway will not impact the identified CHVI of the Plant Bath and is considered to be reversible.
Buffer zones, site plan control, and other planning mechanisms	The potential for land disturbances from construction vibrations to the Plant Bath have been identified. Additional information as it relates to buffer zones, site plan controls and other planning mechanisms is included in Section 7.2.1.

7.2 Proposed Alternatives and Conservation Measures

7.2.1 Buffer Zones, Site Plan Control, and other Planning Mechanisms

As the construction of a bus access road is planned within 50 m of the Plant Bath, site plan controls can serve to protect the property from construction activities. This includes stabilization measures and protective barriers for the wall to indicate where construction activities should be limited. An effective approach typically includes identification of the adjacent heritage resources on all construction plans to provide for sensitive treatment throughout construction activities. Protective barriers should be established around the perimeter of the construction work zone.

As identified in Section 6, there is the potential for indirect impacts to the Plant Bath from construction-related ground vibration. As identified during the field investigations, the northeast corner of the wall has begun to deteriorate and changes in its context may elevate the risk of further damage. To mitigate this risk, a strategy to carry out a pre-condition survey, vibration monitoring, and post-condition survey is typically employed. These plans are most often developed by a licensed Geotechnical Engineer with heritage experience and can be further defined as detailed design progresses.

The pre-construction condition survey typically includes screening the adjacent designated property to establish the existing conditions and vulnerability of the structure. Following the pre-construction condition survey, acceptable vibration limits for the structure are established prior to construction based on existing conditions, soil conditions, and type of construction vibration. Should the need for monitoring be identified, monitoring the ground-borne vibration levels in peak particle velocity while construction activities take place provide for the safeguarding of the structure in line with acceptable limits. The vibration monitoring program may include the installation of vibration monitoring equipment in the building. Where acceptable levels are exceeded, construction activities may need to be paused as directed by the Geotechnical Engineer to determine a less invasive method for construction. This could range from an adjustment in equipment to avoidance of a certain portion of the property given ground conditions to establishing stabilization measures for the Plant Bath. Only after vibration levels have decreased does construction resume. A post-construction condition survey would assist in determining damage associated with construction activities.

8 Recommendations

The Plant Bath is designated under Part IV of the OHA under By-law 44-95. Based on the proposed development, indirect impacts to the CHVI of the Plant Bath were identified. Given the identification of indirect impacts, the following mitigation measures serve to mitigate these impacts.

Plant Bath Expansion Heritage Impact Assessment Addendum

During the detailed design process for the expansion to the Plant Bath, an addendum to this HIA is required. The HIA addendum should identify the impacts to the heritage attributes of the Plant Bath based on the design of the expansion and should provide design specific mitigation measures to conserve the CHVI of the structure.

Site Plan Controls and Vibration Monitoring

To mitigate indirect impacts caused by land disturbances, the Plant Bath should be isolated from construction-related activities. The property should be indicated on all construction mapping, flagged in the field onsite, and communicated to construction team leads. Site plan controls should also include stabilization measures and protective barriers for the adjacent listed property to indicate where construction activities should be limited, this should include at minimum the installation of temporary fencing around heritage features.

A recommended approach to vibration assessment is as follows, if required:

- Pre-condition survey should be prepared by a qualified engineer to determine the maximum acceptable vibration levels, or peak particle velocity levels and the appropriate buffer distance between construction activities and the adjacent heritage resources.
- Vibration monitoring should be carried out and consist of monitoring the ground-borne vibration levels while construction activities take place. Should identified vibration limits be exceeded, additional measures such as the stabilization of the Plant Bath should be explored.
- Post-construction condition survey should be carried out as determined by the Geotechnical Engineer. Post-construction condition survey shall be conducted after completion of construction for comparison purposes.

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Appendix A Development Concept Plan

SOMERSET STREET W

PRESTON STREET

TRILLIUM LINE

FUTURE RESIDENTIAL DEVELOPMENT SITE
(CONCEPTUAL HIGH-RISE BUILDING FOOTPRINT)

(CONCEPTUAL MID-RISE BUILDING FOOTPRINT)

DISTRICT ENERGY PLANT OPTION 2

DISTRICT ENERGY PLANT OPTION 1

RECREATION AND CULTURAL FACILITY
(3 FLOORS)

EMERGENCY AND SERVICE VEHICLES ONLY

CITY OF OTTAWA PLANT RECREATION CENTRE

MUP

1 HECTARE PUBLIC SPORTS FIELD AND / OR PASSIVE PARK

FUTURE SCHOOL SITE

PLOUFFE PARK

OTTAWA COMMUNITY HOUSING CORPORATION (0.02 HA)

STREET

GLADSTONE VILLAGE

OAK STREET

LEGEND

- VISITOR TRAFFIC FLOW
- VEHICLE ACCESS TO UNDERGROUND PARKING
- SERVICE TRAFFIC FLOW
- SCHOOL BUS TRAFFIC FLOW (ONE-WAY)
- BUS LAY-BY
- SHORT-TERM PARKING / DROP-OFF
- POTENTIAL SIGNALIZED INTERSECTION
- UNDERPASS
- PEDESTRIAN TRAVEL ROUTE

HOBIN

1010 SOMERSET

FINAL CONCEPT PLAN

SCALE 1:800

MAY 3, 2024