

CULTURAL HERITAGE IMPACT STATEMENT

41 Arlington Avenue, Ottawa, Ontario



Prepared For:

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1.0 INTRODUCTION

1.1 Scope of Work

Heritage Studio was retained by Syed Zeeshan Ali (Owner) to prepare this Cultural Heritage Impact Statement (CHIS) report for the property known municipally as 41 Arlington Avenue (subject property). The Owner proposes to redevelop the subject property through the demolition of the existing residential dwelling and the construction of a three-storey multi-unit residential building. The subject property is designated under Part V of the *Ontario Heritage Act* (OHA) as part of the Centretown Heritage Conservation District (HCD or District). In accordance with Section 4.6.1 of the City of Ottawa's Official Plan, a CHIS is required when a proposed development has the potential to adversely affect the cultural heritage value and attributes of the Centretown HCD.

This CHIS report provides a history of the property, evaluates the cultural heritage value of the subject property and its contribution to the Centretown HCD, reviews potential impact(s) of the development on the cultural heritage value and attributes of the Centretown HCD, describes and evaluates alternative development options and lastly, recommends strategies to mitigate identified negative impact(s). In addition to Heritage Studio (heritage consultant), the project team consists of Juxta Architects (architect) and FOTENN (planner). A site visit was undertaken on November 4, 2022. The following documents were reviewed in the preparation of this report and form the cultural heritage policy framework:

- Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (the Standards and Guidelines);
- Ministry of Tourism, Culture and Sport's Heritage Tool Kit;
- *Ontario Heritage Act*;
- *2020 Provincial Policy Statement*;
- Ottawa Official Plan;
- Centretown Heritage Conservation District Plan;
- and other charters and guidelines that exemplify best practice in the field of cultural heritage conservation.

1.2 Address and Owner Contact Information

Address: 41 Arlington Avenue,
Ottawa, Ontario, K2P 1C1

Owner/Contact: Syed Zeeshan Ali



Figure 1: Location of 41 Arlington Avenue shown with dashed redline. (Geo Ottawa, annotated by Heritage Studio)

1.3 Site Location, Description & Heritage Status

The subject property is located on the north side of Arlington Avenue, just east of Kent Street, west of Bank Street, and north of Catherine Street and the Queensway/Highway 417 (Figures 1 and 4). The property contains a detached two-storey wood-framed gable-front house (Figure 2). Constructed between 1896 and 1901, the dwelling's architectural style is vernacular (i.e., designed by a builder without professional architectural guidance), with a Gothic Revival influence expressed through its vertical emphasis (e.g., steeply pitched gable roof and window proportions). The property forms part of a grouping of eight gable-front houses on the north side of Arlington, constructed between 1896 and 1912. Despite some variation in the height, size, and

materiality of the houses, the overall consistency in building setback, scale, massing, roof form, architectural style and landscaping provides a distinctive rhythm and visual cohesion to the Arlington Avenue streetscape (Figures 2 and 3).



Figure 2: The subject property at 41 Arlington Avenue. (Heritage Studio, November 2022)



Figure 3: Looking northeast along Arlington Avenue. (Heritage Studio, November 2022)

Arlington Avenue forms part the Centretown neighbourhood, an early residential neighbourhood in proximity to Parliament Hill and the traditional downtown core of Ottawa. The area grew from a few isolated houses forming the village of Stewarton in the mid-19th century to a fully functioning neighbourhood by the early 20th century with a mix of housing types, and access to a range of services and modes of transportation. Today, Centretown is a thriving and desirable inner-city neighbourhood with a socially and culturally diverse population. The neighbourhood is bound by four key

transportation routes: Gloucester Street; Bronson Street; the Queensway (part of Highway 417); and the west bank of the Rideau Canal.

The central portion of the Centretown neighbourhood was designated under Part V of the *Ontario Heritage Act* in 1997 as the Centretown HCD (By-Law Number 269-97). The subject property forms part of the southern boundary of the HCD (Figure 5). The recently updated Centretown and Minto Park HCD Plan (June 2022) identifies the subject property as a Contributing Resource, more specifically a Character-Supporting Resource. The Heritage Inventory Form for the subject property notes that the subject property is part of a grouping (row/consistent streetscape) and that it maintains/supports the character (Appendix 1). The HCD Plan identifies all properties along the north side of Arlington Avenue between Bank and Kent Streets as Contributing Resources.



Figure 4: Aerial view of 41 Arlington Avenue showing location with dashed red line. (Geo Ottawa, annotated by Heritage Studio)

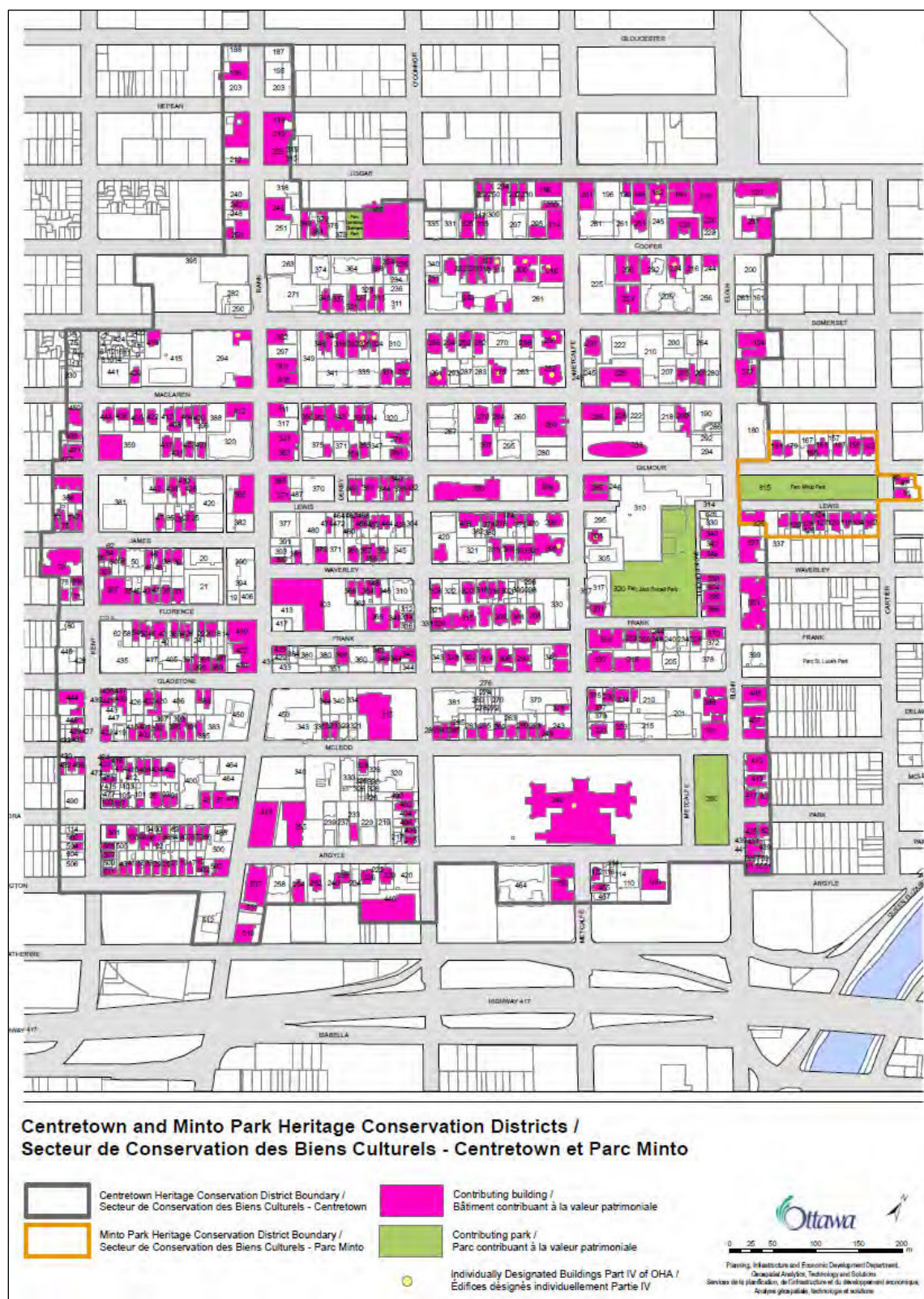


Figure 5: Boundary of the Centretown Heritage Conservation District identifying Contributing Resources in pink. (City of Ottawa)

1.4 Current Condition – 41 Arlington Avenue



Figure 6: Façade (south) and rear one-and-a-half story wing (east and north elevations). (Heritage Studio, November 2022)



Figure 7: Looking south from rear wing and wood framed garage at northeast of property. (Heritage Studio, November 2022).

1.5 Relevant Information from Council Approved Documents

Official Plan

Section 4.6.1 of the City of Ottawa's Official Plan includes policy provisions for the conservation of cultural heritage resources. Policies 4.6.1 (2), (7) and (9) apply to the proposed redevelopment of the subject property and will be used to evaluate the required Heritage Permit and Minor Variance applications.

Section 60 Heritage Overlay

The subject property is subject to the Heritage Overlay provisions contained within Section 60 of Zoning By-Law Number 2008-250. Section 60(1) of the Zoning By-Law states that "where a building in an area to which a heritage overlay applies is removed or destroyed it must be rebuilt with the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction." Given that the replacement building is larger (height, width, length) and of a different architectural style, a Minor Variance application is required

Centretown Heritage Conservation District

The subject property is designated under Part V of the Ontario Heritage Act as part of the Centretown HCD. Therefore, any alterations, additions, or demolition of a property within the HCD is subject to the policies and guidelines within the Centretown and Minto Park HCD Plan (June 2022). Sections of the Centretown and Minto HCD Plan that are of particular relevance to the subject property and the evaluation of the proposed demolition and redevelopment include:

- Section 3.2 - Objectives
- Section 3.3 - Statement of Cultural Heritage Value
- Section 3.4 - Description of Heritage of Attributes
- Section 3.5 - Contributing and Non-Contributing Properties
- Section 4.1 - General Policies
- Section 5.0 - Demolition
- Section 9.0 - New Construction

2. BACKGROUND RESEARCH & ANALYSIS

2.1 Site and Streetscape History

The subject property originally formed part of Lot "F" in Concession C, which was granted to William Fraser, son of Captain Thomas Fraser, a United Empire Loyalist. At the time, this lot was forested wilderness and was, and continues to be, the un-ceded territory of the Algonquin Anishinabe peoples. In 1834, William Fraser sold Lot "F" to William Stewart. William Stewart and his wife, Catherine Stewart (first cousin once

removed) constructed a house and stables on the land and ran a farm along with many other business ventures, including the lumber trade, in what was then known as Bytown. William Stewart died in 1856. Following his death, and in accordance with his will, Catherine oversaw the design and construction of Appin Place, which was completed in 1868. In the fall of 1871, Catherine had the western part of her lot surveyed and divided into city lots (Figure 8).



Figure 8: Plan of Stewart, being subdivided of Lot Letter F, Con. C, Nepean, 1871 (Ottawa Public Library - Central Archives)

The 1871 subdivision of land by Catherine Stewart became known as the village of Stewarton. The streets were named after some of her and William's nine children, including Archibald Street (now Arlington Avenue) and nearby Flora Street, Ann Street (now Gladstone Avenue), and McLeod Street. By the late 1870s, almost all houses constructed in Stewarton were located on the east side of Bank Street, which was higher in elevation and had been farmed by William Stewart's past tenants. In 1877, Ann Street (Gladstone Avenue), McLeod Street and Argyle Avenue were made into separate road divisions. In 1883, McLeod Stewart (William and Catherine's son) received a municipal grant of \$450 toward the estimated cost of \$1650 of opening Flora, Archibald, and Catherine Streets. In the late 1880s, the Township (of Nepean) managed to finance a drainage system for Stewarton. The low-lying western tract of the Stewart Estate was known as "Stewart's Bush", and even in the early 1880s, the most secure way to reach Concession Street (Bronson) was to follow the cow-path along the inside of the Stewart's log fence on Anne Street (Gladstone Avenue).



Figure 9: H. Belden and Co., Illustrated Atlas of Carleton County, 1879. (Historicmapworks.com)

This western half of the village remained largely undeveloped in 1887 when Stewarton was annexed by the City of Ottawa. Nonetheless, at the time of annexation, Stewarton was a thriving village of 436 people (93 families). These villagers included junior civil servants, bookkeepers, engineers, and respectable tradesmen, living on Ann Street (now Gladstone), near Metcalfe. Archibald Street (Arlington Avenue) was subdivided into the current lot fabric sometime between 1890 and 1912. The 1893 City of Ottawa, Canada with Views of Principal Business Buildings map shows Archibald Street (Arlington Avenue) as largely undeveloped (Figure 10). Moreover, the Ottawa City Directory for 1895-96 only lists three property entries (15, 45 and 55) for this section of Archibald Street. The stretch west of 55 Archibald Street to Kent Street is noted as "Vacant lots". It is not until 1901 that Archibald Street shows further development (Figure 11) and 1912 that the north side is fully developed and reflects today's lot and building fabric (Figure 12). The 1908 Ottawa City Directory continues to refer to Archibald Street, but the house numbers have changed to the current ones, with the subject property is referred to as 41 Archibald Street. By 1912, the Fire Insurance Plan refers to "Arlington Avenue (late) Archibald".



Figure 10: 1893 City of Ottawa, Canada with Views of Principal Business Buildings. (Ottawa Public Library – Central Archives)

2.2 Building History and Evolution

The 1996 Heritage Survey Form and more recently updated 2020 Heritage Survey Form (Appendix 1) both provide a construction date of between 1879 and 1901 for the existing dwelling at 41 Arlington Avenue; however, based on a review of historical mapping and the City Directories, the estimated period of construction has been narrowed to between 1896 and 1901. The first reference to the subject property and existing dwelling (originally assigned the municipal address of 57 Archibald Street) is in the 1901 Ottawa City Directory and on the 1901 Fire Insurance Plan. The subject property is not listed in the previous 1895-96 Ottawa City Directory and does not appear on earlier maps (e.g., the 1893 City of Ottawa, Canada with Views of Principal Business Buildings map).

The 1901 Fire Insurance Plan indicates a one-and-a-half storey wood frame house with a rear one-storey wing (Figure 11). The 1912 Fire Insurance Plan shows no changes to the building footprint but identifies the house as a "Gro." or grocer, indicating its commercial use (Figure 12). The one-storey rear wing was removed at some point after 1912, but otherwise, the original form and scale of the turn-of-the-century gable-front house remains. There is a one-storey wood framed garage to the northeast of the house, which does not appear on the 1912 Fire Insurance Plan, but based on its size and style, could date from the 1920s onwards.

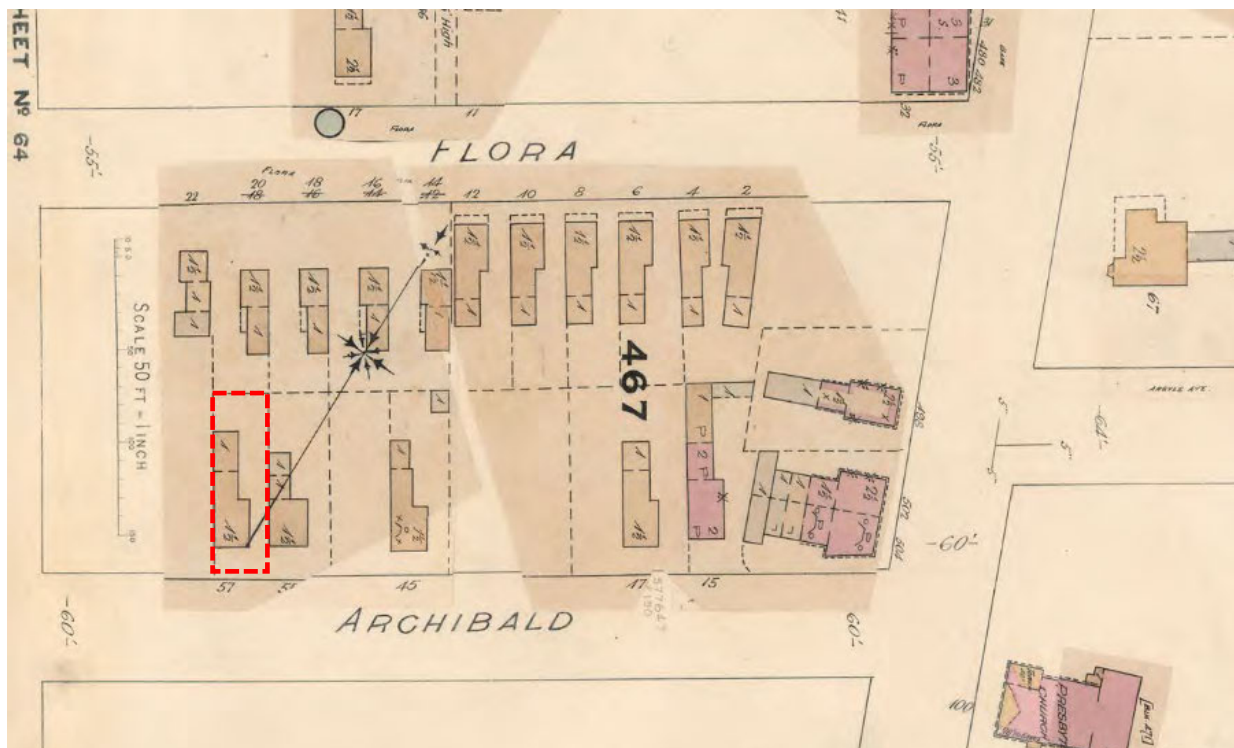


Figure 11: 1901 Fire Insurance Plan, City of Ottawa. (Library and Archives Canada, annotated by Heritage Studio)

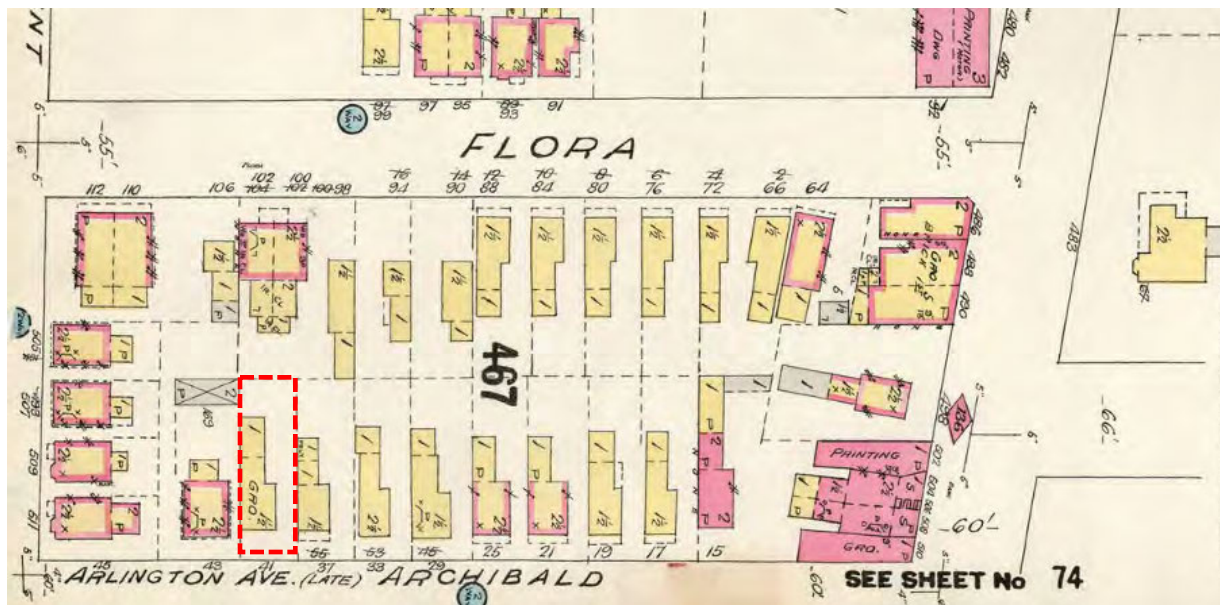


Figure 12: 1912 Fire Insurance Plan, City of Ottawa. (Library and Archives Canada, annotated by Heritage Studio)

The existing dwelling has undergone been many alterations and additions, and unfortunately, all original architectural detailing has been removed. On the façade, a ground floor window has been covered over and a new door opening inserted to the east. On the second floor, one of the window openings has been converted to a door opening providing access to an incompatible modern balcony. Most of the front porch (i.e., stairs, decking, columns, railing and balustrade) has been rebuilt. All windows and doors are modern replacements (i.e., steel doors and vinyl sash windows). The eaves have lost all decorative detailing and have been clad over with aluminum fascia and soffit. The exterior walls are clad in vinyl siding and the limestone foundation has been parged with cement. There is some evidence of settlement, which may relate to the application of non-porous cement parging trapping moisture and causing decay to the softer lime mortar joints. Unfortunately, no historic photographs were discovered in the research process and so the house's original architectural detailing is unknown.

2.3 Building Ownership/Occupancy

According to the 1901 Ottawa City Directory, the first property owner/occupant was Mrs. Esther Farrell, who is identified as a "gro" or grocer. A review of Ottawa City Directories shows that Mrs. Esther Farrell, grocer, owned/occupied the subject property from 1901 to 1913. There are a couple of male owners/occupiers listed in 1914 and 1916, but again in 1918, the Ottawa City Directory lists the owner/occupier as Mrs Emma Chivers, who continues to be listed until 1933, when the owner/occupier changes to Mrs. Mabel White. Interestingly, women were seldom included in the 19th century and early 19th century directories, unless they were single, working women or

widows. The predominantly female owner/occupancy of the subject property from 1901 to 1933 reflects the historic socio-economic structure of Centretown during its first build out. For reference, the following is a list of owners/occupants identified in the Ottawa City Directories from 1901 to 2003.

Year	Address	Owner/Occupant
1901	57 Archibald Street	Farrell Mrs. Esther, gro
1908	41 Archibald Street	Farrell Mrs. Esther, gro
1910	41 Archibald Street	Farrell Mrs. Esther, gro
1912	41 Arlington Street	Farrell Mrs. Esther, gro
1913	41 Arlington Street	Farrell Mrs. Esther, gro
1914	41 Arlington Street	Tapp Joseph G
1916	41 Arlington Street	Lyon Harry
1918	41 Arlington Street	Chivers Emma Mrs.
1920	41 Arlington Street	Chivers Emma Mrs.
1922	41 Arlington Street	Chivers Emma Mrs.
1925	41 Arlington Street	Chivers Emma Mrs.
1928	41 Arlington Street	Chivers Emma Mrs.
1930	41 Arlington Street	Chivers Emma Mrs. White Mabel Mrs.
1933	41 Arlington Street	White Mabel Mrs.
1939	41 Arlington Street	Belanger Jos E (Helen)
1944	41 Arlington Street	Belanger Jos E (Helen)
1961	41 Arlington Street	Beckinsale Wm H (Florence)
1968	41 Arlington Street	Blank
1974	41 Arlington Street	Beckinsale Henry W
1980	41 Arlington Street	Marina Mike
1988/89	41 Arlington Street	Marina Mike
1998	41 Arlington Street	Marina Marwan
2003	41 Arlington Street	Marina Marwan

3. STATEMENT OF SIGNIFICANCE

This section provides an overview of the cultural heritage value and attributes of the Centretown HCD as well as an evaluation of the subject property's cultural heritage evaluation and associated contribution to the HCD.

3.1 Centretown Heritage Conservation District

The recently updated Centretown and Minto Park HCD Plan (June 2022) includes a Statement of Cultural Heritage Value (CHV), which identifies the cultural heritage values and attributes of Centretown that should be conserved. This Statement of CHV provides the foundation for managing change and assessing the impact of development proposals. The following is a condensed summary of the Statement of CHV for Centretown HCD. Only the heritage attributes relevant to the subject property and surrounding streetscape have been included.

Statement of Cultural Heritage Value

The cultural heritage value of the Centretown HCD lies in its role as an early residential neighbourhood with associated commercial corridors and institutions within the larger Centretown area. The majority of the District developed from the 1870s to 1914, and comprises a mix of housing types, ranging from large architect-designed houses for the wealthy to vernacular detached houses, row houses and apartment buildings constructed for the middle class and small working-class dwellings. Its proximity to Parliament Hill and Bank Street as a commercial and transportation corridor encouraged social diversity, and for many years Centretown was home to a cross-section of Ottawa society, from diplomats and lumber barons to students, labourers, and small business owners. Many prominent Canadians and politician have chosen to live in Centretown, including former prime ministers William Lyon MacKenzie King, Joe Clark, and Kim Campbell. Other prominent residents include lumber baron J.R. Booth, hardware merchant Thomas Birkett, ethnologist and folklorist Marius Barbeau and author Timothy Findley.

As an early Ottawa neighbourhood, Centretown was and continues to be home to a number of institutions that served the local community and city as a whole, including national institutions and headquarters that reflect Ottawa's role as the national capital. Centretown also has heritage value for its association with important themes in local history such as early community activism and affordable housing. Cumulatively, the District's location, diversity of housing types, neighbourhood character and socio-cultural diversity have resulted in both long-term residents and new arrivals and transitory populations making Centretown their home.

Attributes of the District include:

- The District's 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 neighbourhood amenities, including parks, churches and recreational 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 HCD; and
- Bank and Elgin Streets, the commercial heart of the neighbourhood, that continue to serve as traditional main streets.

Streetscape and public realm attributes include:

- Grid block pattern created when the area was first surveyed in 1826 which was followed as new parcels were released for sale and sub-divided;
- The layering of buildings from different eras and with the varied uses on individual blocks that together illustrate the development and history in the HCD;
- The predominance of smaller scale residential structures on east-west streets;
- The remaining mature street trees on the residential streets and within the HCD's parks; and
- Similarly sized lots found on residential east-west streets and commercial north-south streets.

House-Form and residential attributes include:

- The groups of similar building styles and types;
- The relatively consistent front yard setbacks on the east-west residential streets; and
- The historically soft landscaped front yards with narrow front walkways and low metal fences.

3.2 Cultural Heritage Evaluation – 41 Arlington Avenue

The Centretown HCD Plan identifies the subject property as a Contributing Resource. This classification originated in the 2020 Centretown Heritage Inventory project (ERA), which included an inventory of the entire Centretown neighbourhood beyond the HCD boundary. Based on an Historic Context Statement for the area and on-site recording and assessment, the inventory classified properties into five groups – Significant Resources, Character-Defining Resources, Character-Supporting Resources, No Classification and Vacant. The subject property at 41 Arlington Avenue is classified as a Character-Supporting Resource, which is a property that supports Centretown's

historic context, and can be related to a characteristic development pattern, activity, or attribute of the area.

As noted in the Heritage Survey Form, the subject property maintains/supports the area and is part of a grouping (row/consistent streetscape). The north side of Arlington Avenue developed in a relatively short timeframe between 1896 and 1912, in response to urban growth and a demand for housing in Centretown. Accordingly, the building typology and architectural style of Arlington Avenue is consistent and predominantly characterized by detached two to two-and-a-half storey, gable-front houses, constructed in wood frame (some with brick cladding). The predominant architectural style is vernacular with a Gothic Revival influence seen in the vertical emphasis and proportions (roof form and openings). Many of the houses have lost their original architectural detailing due to incompatible modern alterations. Nonetheless, there is a cohesive character resulting from the consistency in height, scale, and massing, particularly in the steeply pitched (approximately a 10/12 pitch) gable-front roof form (Figure 13). Additionally, the presence of covered porches, many with a triangular pediment over the entrance is a defining feature.



Figure 13: Looking northwest along Arlington Avenue. (Heritage Studio, November 2022)

As demonstrated in the table below, the subject property does not meet any criteria of Ontario Regulation 9/06 and has limited cultural heritage value. Its heritage character has been heavily eroded through multiple alterations and its contribution to the Arlington Avenue streetscape, and more broadly to the Centretown HCD is limited to its form (i.e., gable-front) and scale (two storeys). Based on historic research undertaken for the property, a review of the Centretown Heritage Inventory, a site visit and visual analysis of its current condition, the classification of the subject property as a Contributing Resource is questionable. Although it maintains the character of

Arlington Avenue, its heritage character and architectural integrity are so diminished that its contribution could be sustained through a contextually designed new building. Nonetheless, the property's classification as a Contributing Resource in the HCD Plan has ensured that a careful analysis of the property's cultural heritage value and contribution has been undertaken, and this analysis has informed the design process for the replacement building.

The following table provides an evaluation of the subject property in relation to Ontario Regulation 9/06, the criteria for determining cultural heritage value or interest:

Cultural Heritage Value/Interest	Evaluation
The property has design or physical value because it, i. is a rare, unique, representative or early example of a style, type, expression, material or construction methods, ii. displays a high degree of craftsmanship or artistic merit, or iii. demonstrates a high degree of technical or scientific achievement.	The subject property is a modest vernacular late 19th century detached residential dwelling. Its gable-front form and vertical proportions indicate a Gothic Revival influence; however, the dwelling's architectural integrity and heritage character have been heavily compromised by many incompatible alterations/additions weakening its design value as an early or representative example of vernacular architecture at the turn-of-the-century in Centretown.
The property has historical value or associative value because it, i. has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community, ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Historic property research has not identified any associations or information with the property that are significant to the Centretown HCD and community. Its early female ownership/occupancy and commercial use for the first decade of the 20th century are of interest and these social-cultural themes has been recommended for commemoration in the mitigation strategies section of this report. Given the modest vernacular architectural style of the dwelling and others on the street, the dwelling was likely designed by a builder (not identified).

The property has contextual value because it, i. is important in defining, maintaining or supporting the character of an area, ii. is physically, functionally, visually or historically linked to its surroundings, or iii. is a landmark.	Arlington Avenue is defined by consistent grouping of two to two-and-a-half storey gable-front dwellings constructed at the turn of the 20th century. The subject property's heritage character is heavily eroded, and its contextual value is limited to its form and scale, which be replaced through an appropriately designed new building. Although the subject dwelling is historically linked to its surroundings, its contribution to the character of the streetscape no longer stems from its heritage character and its contextual value is accordingly low.
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4. PROPOSED DEVELOPMENT

4.1 Description

The proposed redevelopment of the subject property includes the demolition of the existing dwelling and its replacement with a three-storey multi-unit residential building. The building includes eight units in studio, one-bedroom and three-bedroom configurations. The building is approximately 10.5 metres to the top of the parapet and is setback 3.5 metres from the right-of-way, which is an average of the adjacent properties' setback. Key components of its massing and form include:

- Flat roof with parapet;
- A ledger at the height of the third floor window sills;
- Three-storey gabled bay window;
- Vertically proportioned and regularly spaced windows; and
- Modern version of a traditional front porch with triangular pediment.

The façade and approximately 4.8 metres of the side elevations will be clad in red brick. The gabled bay window will be clad in vertical wood siding (e.g., Japanese charred wood). The front porch will be painted steel and the entrance will be a wood door with transom light. The casement windows are single lights (i.e., no muntin bars) in dark grey aluminum or vinyl.

The front yard will include soft landscaping with permeable paviers or similar used for pathways. Bicycle parking is located at the rear of the new building. No parking spaces are included in the proposal.

As proposed, the new building complies with the R4UD (479) zone provisions but does not meet the provisions of the Section 60(1) heritage overlay, and accordingly, a Minor Variance application under the *Planning Act* will be required. The total number of residential units is below 10 and consequently, the proposal does not require a Site Plan Control application.

4.2 Architectural Renderings



Figure 14: Façade of new building, looking northwest. (Juxta Architects)



Figure 15: Façade of new building, looking northeast. (Juxta Architects)

5. IMPACT OF PROPOSED DEVELOPMENT

The objective of the impact assessment is to identify any positive or negative impacts that the proposal (demolition of the existing residential dwelling and construction of new multi-unit residential building) may have on the cultural heritage value and attributes of the Centretown HCD. This assessment includes a review of the proposal's compliance with Sections 5 and 9 of the Centretown HCD Plan, the application of the Ontario Heritage Tool Kit's criteria for identifying potential negative impacts, and finally, a summary of identified positive and negative impact(s).

5.1 Centretown HCD Plan

The following provides a discussion of how the proposal meets the HCD Plan policies and guidelines for demolition (Section 5.0) and new construction (Section 9.0). The relevant policies are included in *italic* for clarity.

Demolition and Relocation

Section 5 of the HCD Plan includes policies relating to the demolition of buildings within the District. Generally-speaking, the HCD Plan discourages the demolition of Contributing properties, but acknowledges that there may be circumstances whereby, the demolition of certain Character-Supporting Resources (e.g., 41 Arlington Avenue) may facilitate other city-building goals. The HCD Plan sets out several requirements that must be addressed when the demolition of a Contributing property is proposed. The CHIS report, in its entirety, addresses Policies 3 and 5, thereby demonstrating support for the demolition and redevelopment of the subject property.

Policy 3. At least one of the following must, as determined by Heritage staff, be included as part of a complete application under the Ontario Heritage Act for the demolition of a Contributing building:

- *Confirmation through an assessment by a structural engineer with expertise in heritage buildings or the City's Chief Building Official that there is structural instability or damage resulting from an extraordinary circumstance;*
- *Confirmation through an assessment and rationale provided by a qualified heritage professional that the building is damaged/compromised/ or altered to the extent that it no longer contributes to the cultural heritage value of the HCD;*
- *An analysis of the building that demonstrates that alternative retention options (such as preservation, rehabilitation, restoration, reinvestment, adaptive re-use, mothballing etc.) have been meaningfully considered.*

Through discussions with Heritage staff, it was confirmed that Criteria 2 and to a lesser extent Criteria 3 should be addressed through the CHIS report. Regarding Criteria 1, a

structural engineer has not provided a formal stability assessment of the subject property; however, shortly after the Owner purchased the property, he engaged a structural engineer to provide high-level observations and although there were no immediate health and safety concerns, the engineer did note issues with the structure of the foundation (i.e., settlement) and advised that extensive repairs would be needed long-term, including sistering of the beams and replacement of all posts in the basement and removal of the parging and repair and repointing of the foundation on the interior and exterior.

Section 3.2 of this report established that the cultural heritage value of the subject property is limited, and that its contribution to the Centretown HCD is restricted to its form and scale, i.e., its contribution no longer stems from its heritage character and architectural integrity. This analysis and evaluation satisfies Criteria 2. An explanation of alternative development options, including retention of the subject property is provided in Section 6 of this report, which addresses Criteria 3.

Policy 5. Demolition of certain Character-Supporting Resources may be considered where the applicant can demonstrate that:

- *The attributes of the building or reasons that express its contribution to the HCD and its streetscape have been compromised or altered;*
- *The history of the property will be appropriately recorded and commemorated as part of the new development;*
- *The proposed replacement building meets the policies and guidelines outlined in Section 9; and*
- *The proposed redevelopment will facilitate achieving broader city-building goals.*

To reiterate, Section 3.2 of this report addresses Criteria 1 by demonstrating that the subject property has limited cultural heritage value and that its contribution to the streetscape and HCD has been compromised by numerous inappropriate alterations and additions. Criteria 2 is addressed partly through the design of the new building and partly through recommended mitigation strategies, including photographic recording and filing of this CHIS report (discussed in Section 9 of this report). The new building includes some design features that are intended to reflect the original dwelling and provide a visual continuity between the past and future character of the Arlington Avenue Streetscape. For example, the use of a gabled bay on the façade reflects and reinforces the distinctive gable roofscape along Arlington Avenue. Additionally, the new building includes a modern version of a front porch with triangular pediment, which is another defining characteristic of the streetscape. These small but meaningful design gestures help to provide some level of commemoration of the existing dwelling's character and its historic role in the streetscape.

Criteria 3 speaks to the requirement for replacement buildings to meet the policies and guidelines for new construction in Section 9 of the HCD Plan. The design of the new building is critical to conserving the heritage attributes of the HCD, and there is potential for the replacement building to adversely impact the Centretown HCD. For example, an inappropriately designed new building could disrupt the visual cohesion of Arlington Avenue through inappropriate scale, massing and setbacks thereby harming “the predominance of smaller scale residential structures on east-west streets” and “the relatively consistent front yard setbacks on the east-west residential streets,” which are identified as heritage attributes of the HCD. A more detailed explanation of how the design of the new building meets Section 9.0 policies and guidelines is provided below.

The fourth criteria of Policy 5 relating to considerations for the removal of certain Character-Supporting Resources states that “the proposed redevelopment will facilitate achieving broader city-building goals”. The proposed redevelopment of the subject property supports the direction and objectives of the Official Plan, the Centretown Secondary Plan, and the Centretown Community Design Plan (CCDP), specifically goals surrounding sustainable growth and inclusive housing options. According to the CCDP, there is significant growth anticipated within Centretown, not least along the southern area and specifically on the block southeast of the subject property bound by Arlington Avenue, Kent Street, Catherine Street and Lyon Street North.

In summary, the redevelopment proposal:

- Makes efficient use of existing infrastructure within the built-up area;
- Increases the number and diversity of residential rental units (i.e., studio, 1-bedroom and 3-bedroom units) in the neighbourhood;
- Locates residential density in a walkable, transit-oriented neighbourhood in proximity to services, including offices, retail, schools and places of worship;
- Provides gentle intensification or the “missing middle” within an established and desirable neighbourhood and Heritage Conservation District; and
- Enables existing and new residents to enjoy living in this successful neighbourhood.

New Construction

The design of the proposed residential building has been an iterative and collaborative process with numerous versions drafted and explored to ensure that its design will make an equal, and conceivably enhanced, contribution to the quality and streetscape character of Arlington Avenue. The following discussion demonstrates how the proposal meets the policies and guidelines in Section 9.1, which are specific to the design of new houses.

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

There are no changes proposed to the existing lot size or configuration, which maintains the 19th century compact development pattern and related building typology along Arlington Avenue. The new building is positioned and oriented to closely align with the existing setback and setbacks of neighbouring dwellings, thereby maintaining the intimacy and continuity of the historic streetscape. The combination of new soft landscaping and permeable paved pathways in the front yard will soften the impact of new construction and maintain the existing character of front yards along Arlington Avenue.

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

Guideline a) New low-rise building types should reflect the rhythm of early lot development, with gables, balconies or other features providing an appropriate scale.

Guideline b) The roof profile and location of eaves lines or the roof parapet of new buildings should be designed so that the apparent overall height and form is compatible with that of neighbouring buildings.

Guideline e) Consider the typical historic window designs and materials found on nearby buildings when choosing windows for new construction.

The new building is three storeys or 10.5 metres, which exceeds the average building height along Arlington Avenue and could result in the building overwhelming the scale of the streetscape. However, various design measures have been incorporated to lower the perceived scale of the building. For example, the introduction of a ledger at the height of the third floor window sills closely aligns with the adjacent eave line of 43 Arlington. This ledger visually emphasizes the massing of the first two storeys, which helps to lower the perceived scale of the building. Additionally, the gabled bay with Japanese charred wood siding contrasts with the brick façade, providing a vertical emphasis and breaking up the massing. Furthermore, the modern version of the front porch with triangular pediment, which is characteristic of Arlington Avenue, further breaks up the massing, and provides an appropriate pedestrian scale. Lastly, the ratio of solid to void (exterior wall to openings) on the building and the placement and orientation of windows also reflect the scale and proportions of neighbouring buildings, and in the HCD more broadly.

The subject property is adjacent to both a two-storey gable-front house at 37 Arlington and a two-and-a-half storey hipped roof house with projecting gabled bay at 43 Arlington. Accordingly, the massing of the new building aims to provide a transition by incorporating design features from the existing building and from the neighbouring properties, acting as a 'book end' to the row of gable-front houses. A bay-window with gable roof reflects the neighbouring building at 43 Arlington, while also maintaining the rhythm and continuity of the steeply pitched roofscape along Arlington Avenue. The bay window also provides a vertical expression that is characteristic of the Gothic Revival influence evident in the vernacular architecture of the existing and neighbouring houses. Although modern in their materiality and construction, the proportions and placement of the windows on the façade is characteristic of historic buildings in the Centretown HCD. Their vertical orientation and proportion also reference the vernacular Gothic Revival style helping to visually knit the new architectural style with the historic style.

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

The ground floor of the new building is at grade to provide an accessible residential unit. Unfortunately, this results in a ground floor height that does not match those of neighbouring properties as well as a slight difference in the height of second and third floors in relation to the neighbouring properties. In response, the height of the new building's foundation has been designed to align with the height of neighbouring foundations to provide a compatible and consistent scale.

The palette of materials has been developed to complement the modern design, while supporting and enhancing the existing palette of materials found in the HCD. 43 Arlington, to the east of the subject property, is red brick and the remaining properties to the west include a combination of wood frame houses with vinyl or aluminum cladding or historic brick façades. The Statement of CHV for the District notes "the predominance of red brick as a building material for a range of building types, including both residential and commercial types." Accordingly, the façade (south) and approximately 4.8 metres of the side (east and west) elevations will be clad in red brick with the gabled bay clad in a vertical wood siding. The use of traditional and natural materials, which are characteristic of the District, will help to visually anchor the modern building in its historic context, and maintain an appropriate level of distinction between the modern design and neighbouring buildings.

In summary, the new building responds to the quality and character of the surrounding streetscape, by taking design cues from the existing and adjacent dwellings. The result is a modern building that is distinguishable from, but visually and physically compatible with, the surrounding historic streetscape.

5.2 Ontario Heritage Tool Kit Table – Info Sheet #5

The following table assesses the proposed redevelopment (demolition and new construction) in relation to potential negative impacts identified in the Ontario Heritage Tool Kit.

Potential Negative Impact	Assessment
Destruction of any, or any part of, significant heritage attributes or features	The proposal includes the demolition of the subject property at 41 Arlington Avenue, which is identified as a Contributing Resource, specifically a Character-Supporting Resource, in the Centretown HCD Plan. Through a cultural heritage evaluation of the subject property, this CHIS finds that the subject property has limited cultural heritage value both individually and in its contribution to the streetscape and Centretown HCD. Fundamentally, its contribution will be maintained through the proposed new residential building, which responds to the quality and character of the surrounding streetscape, by taking design cues from the existing and adjacent dwellings.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	The design of the new residential building has undergone multiple iterations in response to the Centretown HCD policies and guidelines, with the goal of designing a new building that contributes to the character of the streetscape and HCD. The proposed design clearly responds to its context in terms of scale, massing, proportions, materiality, and detail, while adding a new layer of architectural style and history to the streetscape.

Shadows created that alter the appearance of a heritage attribute, or change the viability of a natural feature or plantings, such as a garden	The proposed three-storey height is not anticipated to create shadowing that negatively impacts the heritage attributes of adjacent Part V designated properties.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	The proposed residential building complies with the Centretown HCD policies and guidelines. The resulting design will sit comfortably alongside the existing heritage buildings and conserve the heritage and design qualities of the Arlington Avenue streetscape.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	The proposed residential building will be setback 3.5 metres from the right-of-way, which represents an average of the two adjacent buildings. Therefore, its additional height and associated massing will not obstruct views east or west along Arlington Avenue.
A change in land use such as a battlefield from open space to residential use, allowing new development or site alteration in the formerly open space	The historic and existing residential land use of the subject property will be maintained in the proposed redevelopment.
Land disturbance such as a change in grade that alters soils, and drainage patterns that adversely impact archaeological resources.	None known.

5.3 Summary of Impacts

The identified negative impacts are few owing to the limited cultural heritage value and contribution of the subject property and the architectural quality of the proposed replacement building.

Potential negative impacts include:

- Despite the limited contribution of the existing dwelling to the streetscape and Centretown HCD, the redevelopment proposal necessitates the loss of a turn-of-the-century building. Nevertheless, the building's heritage character and architectural integrity have been negatively impacted by many inappropriate alterations, and there are better examples of this typology along Arlington Avenue, in the broader HCD and in Ontario. Moreover, the proposed new building will make an equal, if not enhanced, contribution to the streetscape and HCD.

Potential positive impacts include:

- Maintaining the vitality of the Centretown HCD, which is paramount to its sustainability through:
 - o Gentle intensification or provision of the "missing middle" in a walkable, transit oriented, and well-serviced neighbourhood;
 - o Increasing the diversity of housing types and rental units in the neighbourhood, which will allow existing and new community members to live in this successful neighbourhood; and
 - o The addition of a new layer of architectural style and history to the streetscape and Centretown HCD.

6. ALTERNATIVES & MITIGATION STRATEGIES

This section provides an overview of previously considered development options for the subject property as well as a series of mitigation strategies to ensure that the cultural heritage values and attributes of the Centretown HCD are conserved through the proposed redevelopment.

6.1 Alternative Development Options

When the Owner purchased the property in August of 2016, he originally planned to add a second residential unit through a small rear/side addition, and filed an application in July 2018 (Figure 16). This development option would have maintained the existing dwelling with the opportunity for some improvements to its exterior. Unfortunately, no historic photographs of the property or streetscape have been

identified through the research process, and consequently, the ability to restore or re-instate the subject property's original 19th century architectural character and heritage attributes would be limited and based largely on conjecture. High construction cost estimates (including significant repair work to the existing house, particularly the foundation) made the economic viability questionable, and the Owner dismissed this proposal.

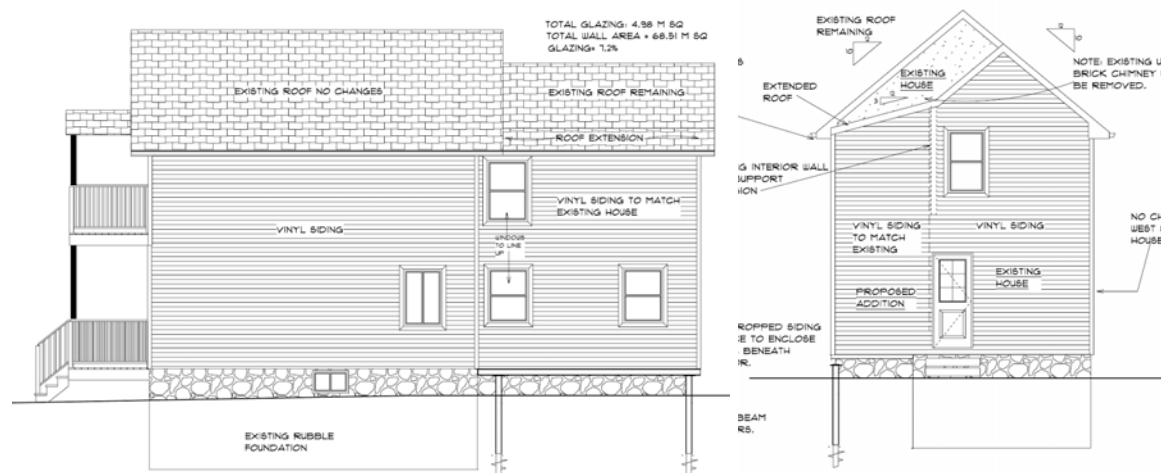


Figure 16: Side (east) elevation and rear (north) elevation of original duplex proposal. (Beechwood Building Designs)

Subsequently, the Owner developed a design for a substantial four-storey rear addition and engaged Fotenn in April 2022 to review the design from a zoning perspective (Figure 17). Fotenn advised that the proposal would require a Zoning By-Law Amendment and additionally, that the design did not appear to comply with the Centretown HCD Plan. From a heritage conservation perspective, the four-storey rear addition proposal overpowered the existing dwelling, further diminishing its heritage contribution to the streetscape and Centretown HCD. Although the proposal included the retention of the existing dwelling, the potential for restoration of its turn-of-the-century architectural character would be limited by a lack of physical evidence and as described above, be largely based on conjecture.

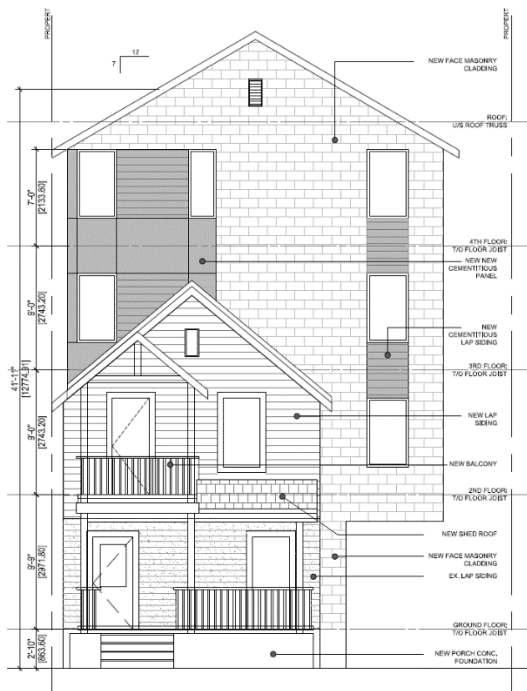


Figure 17: Renovated existing dwelling with new four-storey rear addition. (Bing Professional Engineering Inc.)

The Owner's financial investment in the long-term maintenance and development of this property is not a heritage consideration. It is, however, a reality in how he chooses to move forward with the property. Accordingly, he requires a relatively large addition to offset the considerable cost of repairing the existing building. Given the size of the existing lot, a large addition is not easily accommodated without overpowering the existing dwelling and further diminishing its heritage character and contribution to the streetscape and Centretown HCD. Ultimately, the Owner retained Juxta Architects, a heritage architecture firm, to design a replacement three-storey residential building (Figure 18) and Heritage Studio was engaged to undertake the CHIS report. In principle, a three-storey building (as opposed to a large addition) is more compatible with the scale and character of the surrounding streetscape and a more efficient use of the existing lot size and configuration, creating eight units (as opposed to six in the four-story addition option).

Although the impact analysis and mitigation strategies in this CHIS report are specific to the current design (Figure 19), Heritage Studio has worked closely with Juxta Architects through an iterative and collaborative design process. In response to the initial proposal, the City's Heritage staff encouraged the exploration of alternative development proposals that retained the original building and commented that integrating a front gable into the new building would help to support its contextual fit in addition to simplifying the materials and architectural details on the façade (Appendix 2). Heritage Studio generally agreed with staff's comments, particularly the introduction of a gable on the new building's façade to maintain the distinctive

roofscape along Arlington Avenue. Additionally, Heritage Studio felt strongly that that a new building, which was clearly modern in its architectural expression while reflecting traditional form, proportions and massing would very clearly meet the intent of the Centretown HCD Plan and contribute a new layer of quality architecture to the HCD.



Figure 18: Original version of replacement three-storey residential building. (Juxta Architects)

Considerable design changes were undertaken by Juxta Architects in response to Heritage staff and Heritage Studio comments, and included the introduction of a gabled bay window, a shift in architectural style to a more distinguishably modern aesthetic and a simplification of the material palette to reflect the predominant traditional materials in the District. Numerous versions of this design have been explored with various subtle design adjustments being analyzed in their response to the surrounding streetscape and the HCD Plan policies and guidelines. Collectively, Juxta Architects and Heritage Studio believe that the proposed design successfully responds to its historic context, while providing a high-quality new layer of architecture within the streetscape and HCD (Appendix 3).



Figure 19: Façade (south) of proposed new residential building. (Juxta Architects)

6.2 Recommended Mitigation Strategies

The objective of this section is to provide mitigation strategies that serve to limit or avoid the potential adverse impact to the cultural heritage value and attributes of the Centretown HCD as identified in Section 5 of this report. The iterative and collaborative design process has significantly reduced the requirement for mitigation strategies as the proposed design complies with the HCD policies and guidelines for new construction and will conserve the cultural heritage values and attributes of the District. Therefore, the following mitigation strategies largely focus on documentation, salvage, and commemoration of the existing dwelling.

1. Notwithstanding the limited cultural heritage value and attributes of the subject property, photographic documentation of the property and building should be undertaken prior to demolition and submitted to the Ottawa Public Library (Central Archives), as a record of the existing dwelling, site, and streetscape history.
2. A copy of this CHIS report should be filed with the Central Archives as a record of the subject property's history and documentation of changes to the streetscape and neighbourhood.
3. The success of the new building's modern architectural aesthetic and its compatibility with the streetscape and HCD depends greatly on the final selection of materials and execution of architectural details. Therefore:
 - a. The design of the brickwork on the façade and portions of the side elevations should reflect the character of historic brickwork in the HCD to soften the visual impact of the modern architectural aesthetic. Traditionally fired bricks do not have a uniform colour or appearance. Bricks with a softer edge that include some variation in colour (i.e., a predominantly mid-red tone with some lighter and darker of the red tone mixed in) should be used. 'Rustic' style bricks would not be appropriate. Moreover, the joints should be no more than 10mm to ensure that the bricks are the visually dominant element (as opposed to the mortar joints).
 - b. The ceiling or soffit on the front porch should be finished in tongue and groove wood (cedar or pine).
 - c. The vertical siding on the gabled bay window should be wood, whether Japanese charred wood, untreated or stained wood. A composite material would not be appropriate on the façade.

- d. The incorporation of a lighter tone of brickwork at the third floor should be further explored as a design measure to decrease the perceived massing and scale of the new residential building.
4. Given the scale of the proposed development and results of the property research, commemoration opportunities are limited. The new building's design includes architectural features that are intended to reflect the character of the existing building as described in Section 5.1. Nonetheless, this redevelopment project offers the opportunity to commemorate the social-cultural history of the neighbourhood and building through simple interpretive interventions. For example, from the 1871 subdivision of Stewarton by Catherine Stewart to the first owner/occupier and businesswoman of 41 Arlington Avenue, Mrs. Esther Farrell, women's history in late 19th and early 20th century Centretown is unveiled. Likewise, many of the early owners/occupants were female, reflecting the historic socio-economic structure of Centretown in the late 19th and early 20th century. A secondary, but interesting aspect of the street's history is the change in name from Archibald Street to Arlington Avenue (see Section 2.1).

The Owner is greatly encouraged to celebrate and engage the existing dwelling's and neighbourhood's history through simple design approaches. The following ideas have the potential to not only benefit the future residents' and community's understanding of the subject property and streetscape, but have the added benefit of improving the 'sense of place' of the new building:

- Naming the building after the first owner/occupant and businesswoman, Mrs. Esther Farrell.
- Incorporating the names of early, if not all, owners/occupiers, into the design of the building. Potential options include:
 - o Naming individual dwelling units after the early owners/occupants listed in Section 2.3 of this report
 - o Integrating the names of all owners/occupants in chronological order through landscaping (e.g., engraving paviers)
 - o Etching the names of owners/occupants in chronological order onto frosted glass (e.g., the front door or window)
- Including the original number and street name (57 Archibald Street) on the facade (e.g., in smaller text below the present-day address).

5. The exterior has been so heavily modified that no historic materials or features have been identified for salvage; however, the owner is strongly encouraged to salvage (for sale) the historic newel post and railing/baluster on the interior as well as remaining original four-panel doors, which are in good to excellent condition (Figure 20). There are many businesses/companies in Ontario that collect and re-sell architectural features, for example Legacy Vintage Building Materials and Antiques in Cobourg or Ballycanoe & Co. located near Mallorytown, who specialize in 19th century architectural salvage.

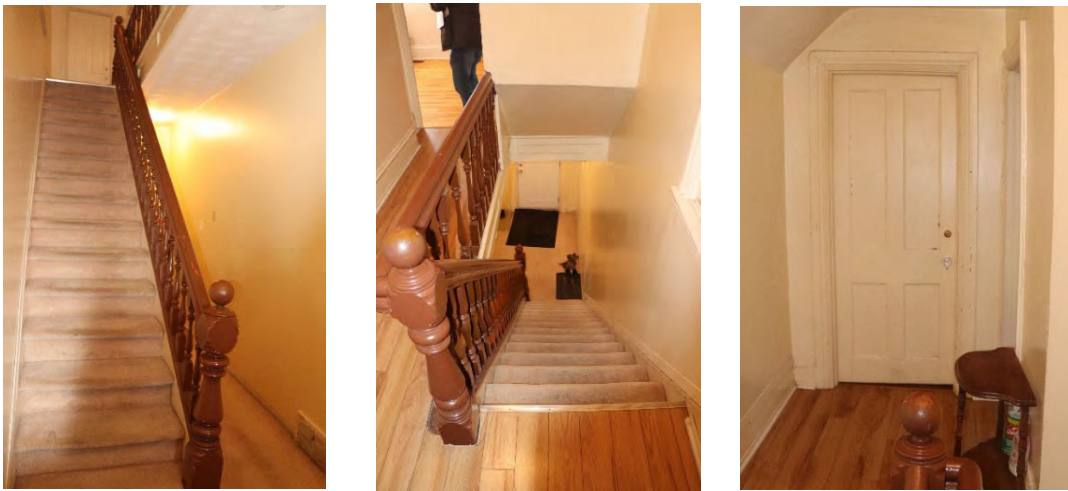


Figure 20: Newel post/railing and four-panel interior wood doors. (Heritage Studio, November 2022)

6. Subject to City of Ottawa regulations, tree planting in the front yard is recommended to help reinstate the historic tree canopy in this neighbourhood, thereby, contributing to the character and heritage attributes (i.e., street trees) of the Centretown HCD.
7. The front yard should be predominantly soft landscaping with hardscaping limited to pathways and edges to conserve and enhance the existing character of front yards along Arlington Avenue and within the HCD.

7. CONCLUSION & OPINION

The existing dwelling at 41 Arlington Avenue does not meet any of the criteria for determining cultural heritage value under Ontario Regulation 9/06. The many inappropriate alterations and additions have eroded its heritage character and architectural integrity to the extent that its contribution to the streetscape and Centretown HCD is limited to its form and scale (i.e., two-storey gable-front). Consequently, the cultural heritage values and attributes of the Centretown HCD will

not be adversely impacted by its demolition and replacement with a compatible and contextually designed new residential building. Heritage Studio has worked closely with the development team through an iterative and collaborative process to ensure that the replacement building will make an equal, if not enhanced, contribution to Arlington Avenue and to the HCD.

Within the heritage planning profession, there is a growing awareness of the need to be more discerning about what is being conserved, for whom it is being conserved and why, and how to balance conservation with the pressing urgency to address the climate crisis. Given the property's limited cultural heritage value and contribution of the property to the HCD, the value to the community of its physical conservation would be insignificant on balance with the benefits of a well-designed residential building that represents gentle but significant intensification within an established neighbourhood. In comparison to the low integrity and quality of the existing building, the new residential building will make an enhanced contribution to the streetscape and HCD, while providing more housing options for existing and new community members. Design measures have been incorporated in the new building that reflect the character of the existing Arlington Avenue streetscape. Finally, the implementation of the recommended mitigation strategies will ensure appropriate recording and documentation of the site's history and the recommended landscaping and commemorative opportunities have the potential to improve the quality of the public realm and sense of place along Arlington Avenue.

Broadly, the redevelopment of the subject property supports the ongoing rehabilitation of the HCD. Rehabilitation is defined as "the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value" (the Standards and Guidelines). In other words, the Centretown HCD is the historic place, and the proposed new building will allow a continued residential use, while protecting the values and attributes of the HCD.

In summary, the proposal will uphold the policies and objectives of the 2020 Provincial Policy Statement, the City of Ottawa Official Plan, the Centretown HCD Plan, the Ministry of Tourism, Culture and Sport's Eight Guiding Principles in the Conservation of Historic Places, and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. Generally, the proposal:

- Complies with Policy 2.6.1 of the 2020 Provincial Policy Statement
 - Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- Directly and indirectly achieves the following guiding principles in Section 1.6 of Ottawa's Official Plan:

- o A Caring and Inclusive City;
 - o A Creative City Rich in Heritage, Unique in Identity;
 - o A Green and Environmentally-Sensitive City;
 - o A City of Distinct, Liveable Communities; and
 - o A Healthy and Active City.
- Achieves Objectives 2, 5, 11, 12 and 13 of the Centretown HCD Plan:
 - o 2. To ensure the retention and conservation of the cultural heritage values and attributes of the Districts' as expressed in the Statement of Cultural Heritage Value and Description of Attributes.
 - o 5. To preserve the Districts' traditional roles as high-density residential areas, home to a wide range of people in a mix of housing types.
 - o 11. To maintain, conserve and enhance the historic residential character of Centretown HCD particularly as exemplified in its intact historic streetscapes through the use of harmonious materials, architectural details or other design measures, include those streets where houses have been converted to commercial uses.
 - o 12. To conserve and enhance the tree canopy within the District.
 - o 13. To recognize, honour and highlight under-represented histories or stories associated with the cultural heritage value of the Centretown HCD through commemorative and interpretive efforts, together with the community.
- Achieves Guiding Principle Number 7 of the Ministry's Eight Guiding Principles in the Conservation of Historic Properties:
 - o Legibility - New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time.
- Achieves Standard 11 of Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada:
 - o Conserve the heritage value and character-defining elements when creating any new addition or any related new construction. Make the work compatible with, subordinate to and distinguishable from the historic place.

8. SOURCES & CONTACTS

8.1 Sources

- Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada
- 2020 Provincial Policy Statement;
- Ontario Heritage Act;
- Ontario Heritage Tool Kit
- Ottawa Official Plan (adopted by By-Law Number 2021-386);
- Ottawa Zoning By-Law Number 2008-250;
- Centretown and Minto Park Heritage Conservation District Plan (Sally Coutts Heritage Consulting Inc., City of Ottawa)
- Centretown Secondary Plan (City of Ottawa)
- Centretown Community Design Plan (Urban Strategies Inc., Delcan, ERA, City of Ottawa)
- Centretown Heritage Inventory (ERA, City of Ottawa)
- A Guide to Preparing Cultural Heritage Impact Statements (City of Ottawa)
- Heritage Survey Forms (1996 and 2020) for 41 Arlington Avenue (City of Ottawa)
- City of Ottawa Directories - Ottawa Public Library - Central Archives
- Fire Insurance Plans (1901 and 1912) - Library and Archives Canada
- Plan of Stewarton, 1871 - Ottawa Public Library - Central Archives
- 1879 H. Belden and Co., Illustrated Atlas of Carleton County - Historicmapworks.com
- 1893 City of Ottawa, Canada with Views of Principal Business Buildings - Ottawa Public Library (Central Archives)
- Stewarton: A Suburb of Ottawa, Mrs. John C. Burns, Bytown Pamphlet Series, No. 2, The Historical Society of Ottawa
- The City Beyond: A History of Nepean, Birthplace of Canada's Capital 1792-1990. Bruce S. Elliott.

8.2 List of People Contacted

Greg MacPherson, Heritage Planner, Planning, Real Estate and Economic Development Department, City of Ottawa

MacKenzie Kimm, Planner III (Heritage), Planning, Real Estate and Economic Development Department, City of Ottawa

Angela Garvey, Senior Project Manager, ERA Architects Inc.

Various staff at the Central Archives (Ottawa Public Library)

9. PROJECT PERSONNEL & QUALIFICATIONS

Heritage Studio

Heritage Studio is a consulting firm based in Kingston, Ontario, that specializes in cultural heritage planning. We believe that all planning and design work should be rooted in an understanding of the heritage of a place, whether physical, cultural, environmental, or intangible. Accordingly, we advocate for an integrated approach to heritage conservation and land use planning, an approach that we believe is fundamental to creating, enhancing, and sustaining quality places. To this end, we promote communication and collaboration between our clients and stakeholders with the goal of bringing a pragmatic values-based approach to complex planning challenges. Heritage Studio offers the following core services: cultural heritage evaluations, heritage impact assessments, cultural heritage policy development, and heritage planning support and advice.

Alex Rowse-Thompson, MEdes, RPP, CIP, CAHP

As principal and founder of Heritage Studio, Alex has more than 13 years of heritage conservation and planning experience that includes both private sector and municipal planning roles. Her experience is rich and varied, from her involvement in large-scale regeneration sites in the UK, to the development of heritage conservation district studies and plans in Ontario municipalities and working with architects to ensure heritage-informed restoration and new construction. Alex is a member of the Canadian Association of Heritage Professionals, the Canadian Institute of Planners, and the Ontario Professional Planners Institute.

Alex has produced and reviewed numerous Heritage Impact Studies (HIS) throughout her career, giving her a balanced and broad perspective. She is well versed in the application of Parks Canada's *Standards and Guidelines for the Conservation of Historic Places* in Canada and the *Ontario Heritage Tool Kit*, which together form the policy framework for developing HIS reports in Ontario. Alex has worked on both small and large-scale projects, ranging from the adaptive reuse of an historic broom factory to the redevelopment of a former industrial site adjacent to the Rideau Canal in Kingston. Her collaborative approach with municipalities, architects, developers, and property owners ensures that potential negative impact(s) are identified early in the process, thereby allowing appropriate and practical mitigation strategies to be developed. Alex sees the development of Heritage Impact Studies as an iterative process, whereby the goal is to leverage the value of cultural heritage resource(s) to improve overall project outcomes.

10. APPENDICES

Appendix 1: Heritage Survey Form (2020) - 41 Arlington Avenue

Appendix 2: Preliminary Comments from Heritage Staff (September 29, 2022)

Appendix 3: Architectural Drawings and Site Plan (Juxta Architects)

Appendix 1: Heritage Survey Form (2020) - 41 Arlington Avenue

Image	
ID	2925488000001023613
PIN	041220343
Multi-parcel split	
ADDRESS_NUMBER	41
ROAD_NAME	ARLINGTON
SUFFIX	AVE
DIR	
Character Area	West of Bank
Building Name (original/official)	
Year of construction	1879-1901
Year of construction is:	Estimated
Source(s) of Construction Year	Centretown HCD Form
Period of Development	1876-1914
Heritage recognition	Part of Centretown HCD (Part V)
Architect/Designer/Builder	
Source of attributed architect	
Massing	Low Rise (1-5 storeys)

Roof Shape	Gable
other roof shape:	
Cladding	Vinyl Siding
Other/Specific Cladding	Re-clad
Style	Gothic Revival Vernacular
other style	
Centretown type	Gable-front Cottage
Building Typology	Detached house
other typology	
Conversion	Single dwelling converted to multiple dwelling
Property Features	
other property features	
Design: This property demonstrates a high degree of	
Design: This property's style, type or expression is	Early
Design comments	Re-clad, original expression less legible
History: see Historic Context Statement for analysis of relevant historic context	
History: Associated theme, event, person, group, and/or architect will be identified and addressed if a detailed assessment is undertaken	
Context: How does this property contribute to the character of this sub-area?	Maintains/supports character
Context: This property is a component of a	Grouping (row/consistent streetscape)
Context comments: see historic context statement for description of Centretown and area attributes	

Inventory Classification:	CSR - Character-Supporting Resource
Final Inventory Category:	Contributing

Appendix 2: Preliminary Comments from Heritage Staff (September 29, 2022)

Heritage Permit Application Process:

- The proposal as currently designed would require an application for demolition and new construction. This application would be subject to approval under the *Ontario Heritage Act* by City Council. The application would first be heard by the City's Built Heritage Sub-Committee and would then rise to council.
- As part of the City's Heritage Pre-consultation program, a formal heritage pre-consultation meeting will be held with myself, representatives of the Centretown Community Association, and representatives of the applicant team. I will compile and send formal comments after that meeting.

Demolition of existing dwelling:

- o Generally, the demolition of a contributing building in the Centretown HCD will not be supported by staff. As always, we strongly encourage the owner and applicant team to consider alternative approaches to the redevelopment of the site, including the retention of the dwelling and the construction of additions to the side and rear.
- o Section 5 (Demolition and Relocation) of the new Centretown HCD Plan contemplates the potential demolition of contributing buildings, provided that the applicant can provide appropriate information as part of the submission of a complete application. Policy 5.0.3 requires that one of the following be included as part of the permit submission:
 - Confirmation through an assessment by a structural engineer with expertise in heritage buildings or the City's Chief Building Official that there is structural instability or damage resulting from an extraordinary circumstance;
 - Confirmation through an assessment and rationale provided by a qualified heritage professional that the building is damaged/compromised/altered to the extent that it no longer contributes to the cultural heritage value of the HCD; or,
 - An analysis of the building that demonstrates that alternative retention options (such as preservation, rehabilitation, restoration, reinvestment, adaptive re-use, mothballing etc.) have been meaningfully considered
- o The property is identified as a character supporting resource. Policy 5.0.5 sets out that demolition of character supporting resources can be considered when the applicant demonstrates the following:
 - the attributes of the building or reasons that express its contribution to the HCD and its streetscape have been compromised or altered;
 - the history of the property will be appropriately recorded and commemorated as part of the new development;
 - the proposed replacement building meets the policies and guidelines outlined in Section 9; and

- the proposed redevelopment will facilitate achieving broader city-building goals.
- o Where demolition is proposed, you are strongly encouraged to consider the salvage and reuse of any building materials where possible.
- Proposed building:
 - o Guidance for new construction is set out in the section 9 of the new Centretown HCD Plan. In general, new construction needs to be sympathetic to the character of the HCD in scale, form and materials.
 - o Policies 9.0.2 and 9.0.3 provide the general direction for new development, being that new construction should be distinguishable from the historic context and sensitive to attributes including exterior materials and cladding and architectural elements including roof profile, fenestration pattern etc.
 - o Guideline 9.1 c) speaks directly to the design of new low-rise apartments in the HCD and encourages design that reflects existing walk up apartments in the HCD.

General Comments:

- I encourage you to consider alternative development proposals that restore and incorporate the existing building into the project while maintaining your intensification objectives.
- Most of the items to be demonstrated under 5.0.5 will already be addressed through different aspects of your submission. The recording and commemoration of the property's history is something that we can discuss in more detail but I think there are many ways this could be addressed, for example through design choices that reflect the current building and filing the property's assessment with City archives.
- I appreciate the efforts to design the proposed building in a manner that references and is compatible with the character of the HCD. Given the property's context and the direction of the HCD plan I think there are a few directions that could be taken to further refine the design:
 - o The building is part of a consistent row of front gable houses and this context is significant. Integrating a front gable into the proposal would be significant in improving the compatibility of the new building and could be spoken to as part of the existing building's commemoration. As you are proposing a three storey building I understand that this may be prohibitive, but this option should be considered as it would strongly support arguments on the proposal's contextual fit.
 - o If you continue with a flat roof proposal you should look to examples of low-rise apartments in Centretown for design reference, as set out in the HCD guidelines. Design changes such using a consistent cladding material on all three storeys of the front façade and simplifying architectural details throughout would help reinforce that the building is distinct and contemporary while still compatible with the surrounding context.

Appendix 3: Architectural Drawings and Site Plan (Juxta Architects)

41 ARLINGTON LOW-RISE APARTMENT

41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1

Juxta Project # : 2209

ISSUED FOR REVIEW

NOVEMBER 30, 2022

ARCH. DRAWING LIST

A001 DEMOLITION PLAN - PROPOSED
A002 SITE PLAN - PROPOSED
A003 MATERIAL BOARD
A004 RENDER 1 - SW VIEW
A005 RENDER 2 - SE VIEW
A006 RENDER 3 - NW VIEW
A007 RENDER 4 - NE VIEW
A100 LEVEL 0 PLAN - PROPOSED
A101 LEVEL 0A PLAN - PROPOSED
A102 LEVEL 1 PLAN - PROPOSED
A103 LEVEL 1A - PROPOSED
A104 LEVEL 2 - PROPOSED
A105 LEVEL 2A - PROPOSED
A106 LEVEL 3 - PROPOSED
A107 LEVEL 3A - PROPOSED
A108 ROOF - PROPOSED
A200 SOUTH ELEVATION - PROPOSED
A201 WEST ELEVATION - PROPOSED
A202 NORTH ELEVATION - PROPOSED
A203 EAST ELEVATION - PROPOSED
A300 SECTION 1 - PROPOSED
A301 SECTION 2 - PROPOSED

ARCHITECTURAL

Juxta Architects Inc.
400 Slater Street, Unit 2102
Ottawa, ON, K1R 7S7
613-581-1589

juxta

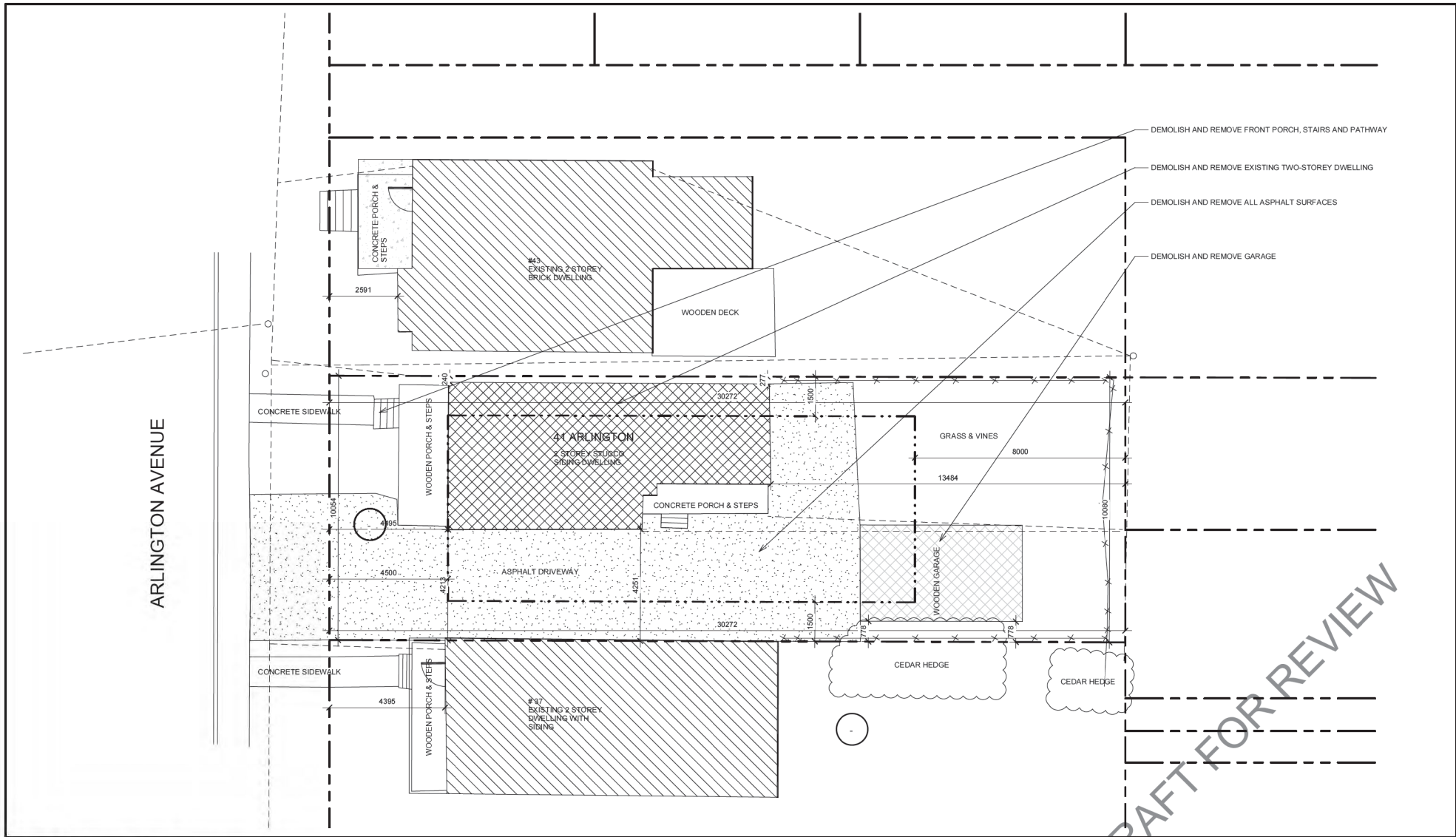
STRUCTURAL

MECHANICAL

ELECTRICAL

CIVIL

LANDSCAPE

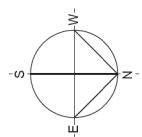


1 EXISTING SITE PLAN
A001 1: 100



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professional stamp

project title

**41 ARLINGTON LOW-RISE
APARTMENT**

address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1

drawing title

**DEMOLITION PLAN -
PROPOSED**

date

NOVEMBER 30, 2022

scale

1 : 100

drawn

Author

approved

Checker

plot date

08/15/22

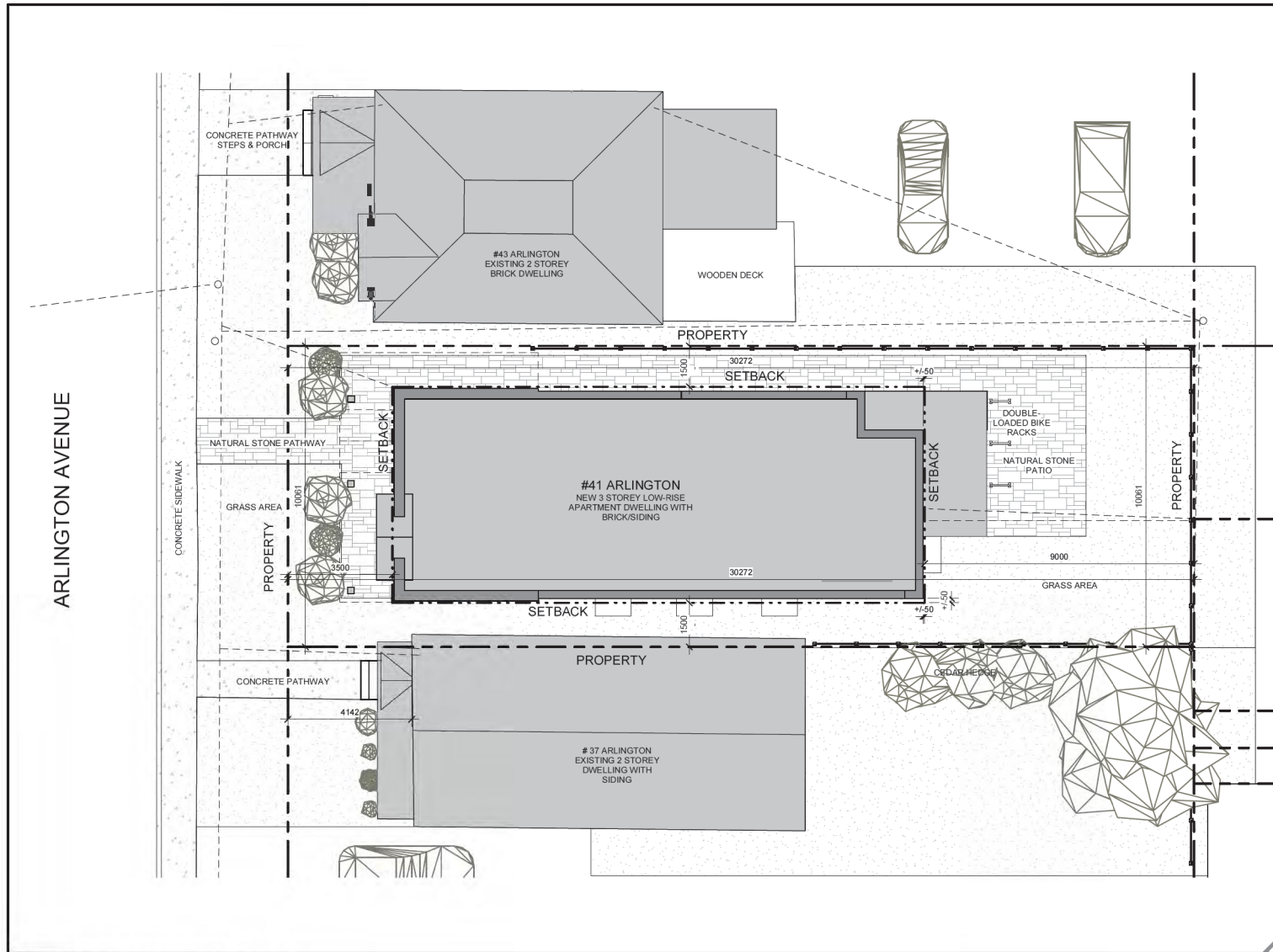
job. no.

2209

drawing no.

A001

1. DO NOT SCALE FROM THIS DRAWING
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL



ZONE: R4-UD

BUILDING TYPE: LOW-RISE APARTMENT DWELLING, 8 UNITS
LOT AREA: 305m²
FRONT YARD LANDSCAPED AREA: 25m² (>35% OF FRONT YARD)
REAR YARD LANDSCAPED AREA: 55m² (48m² MIN. = 6m² per unit)

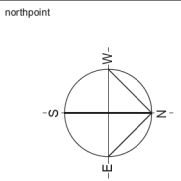
MINIMUM LOT WIDTH: 10m (10m ACTUAL)
MINIMUM LOT AREA: 300m² (305m² ACTUAL)
MAXIMUM BUILDING HEIGHT: 11m (11m ACTUAL)
MINIMUM FRONT YARD SETBACK: 4.5m (3.5m ACTUAL = AVERAGE OF ADJACENT LOTS)
MINIMUM CORNER SIDE YARD SETBACK: 4.5m (N/A)
MINIMUM REAR YARD SETBACK: 7.5m (8m ACTUAL = 30% OF LOT LENGTH)
MINIMUM INTERIOR SIDE YARD SETBACK: 1.5m (1.5m ACTUAL)

1 SITE PLAN - PROPOSED
A002 1 : 100

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project title
41 ARLINGTON LOW-RISE APARTMENT
address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1
drawing title
SITE PLAN - PROPOSED

date	NOVEMBER 30, 2022
scale	1 : 100
drawn	GJ
approved	SG
plot date	23/06/22
job. no.	2209
drawing no.	A002

- DO NOT SCALE FROM THIS DRAWING
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project title
**41 ARLINGTON LOW-RISE
APARTMENT**

address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1

drawing title
MATERIAL BOARD

date NOVEMBER 30, 2022

scale

drawn AP

approved Checker

plot date 11/30/22

job. no.

2209

drawing no.

A003

1. DO NOT SCALE FROM THIS DRAWING
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES
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project title
**41 ARLINGTON LOW-RISE
APARTMENT**

address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1

drawing title
RENDER 1 - SW VIEW

date NOVEMBER 30, 2022

scale

drawn Author

approved Checker

plot date 12/07/22

job. no.

2209

drawing no.

A004

1. DO NOT SCALE FROM THIS DRAWING
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no.	date	revision/issue	by

northpoint

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project title
41 ARLINGTON LOW-RISE APARTMENT
address - 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1
drawing title
RENDER 2 - SE VIEW

date	NOVEMBER 30, 2022
scale	
drawn	Author
approved	Checker
plot date	12/07/22
job. no.	2209
drawing no.	A005

1. DO NOT SCALE FROM THIS DRAWING
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no.	date	revision/issue	by

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project title

**41 ARLINGTON LOW-RISE
APARTMENT**

address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1

drawing title

RENDER 3 - NW VIEW

date NOVEMBER 30, 2022

scale

drawn Author

approved Checker

plot date 12/07/22

job. no.

2209

drawing no.

A006

1. DO NOT SCALE FROM THIS DRAWING
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ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING
DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL



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no.	date	revision/issue	by

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professional stamp

project title
**41 ARLINGTON LOW-RISE
APARTMENT**

address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1

drawing title
RENDER 4 - NE VIEW

date NOVEMBER 30, 2022

scale

drawn Author

approved Checker

plot date 12/07/22

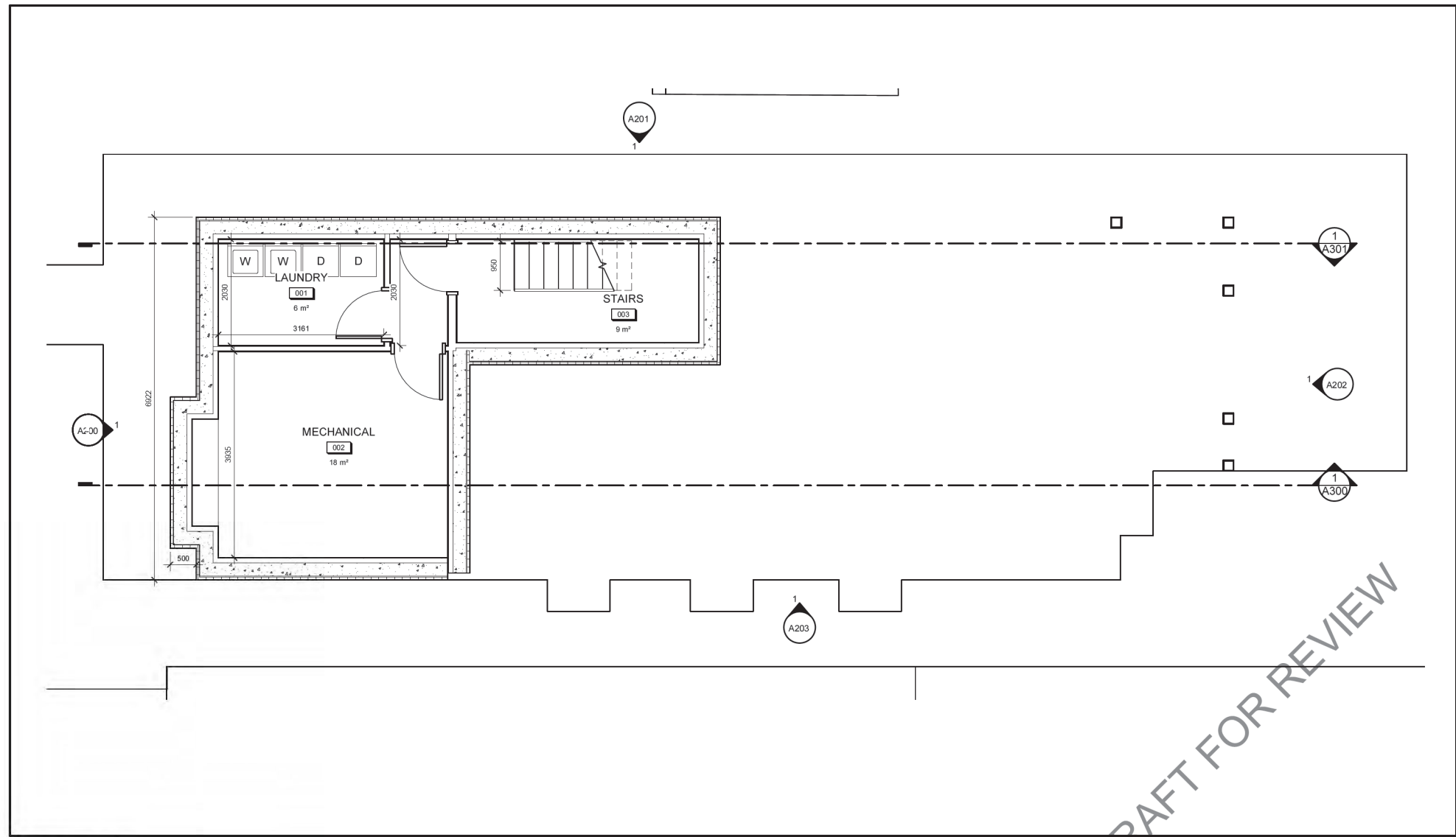
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drawing no.

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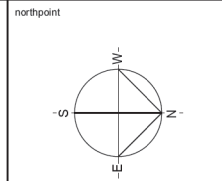


1 LEVEL 0
A100 1 : 50

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no.	date	revision/issue	by
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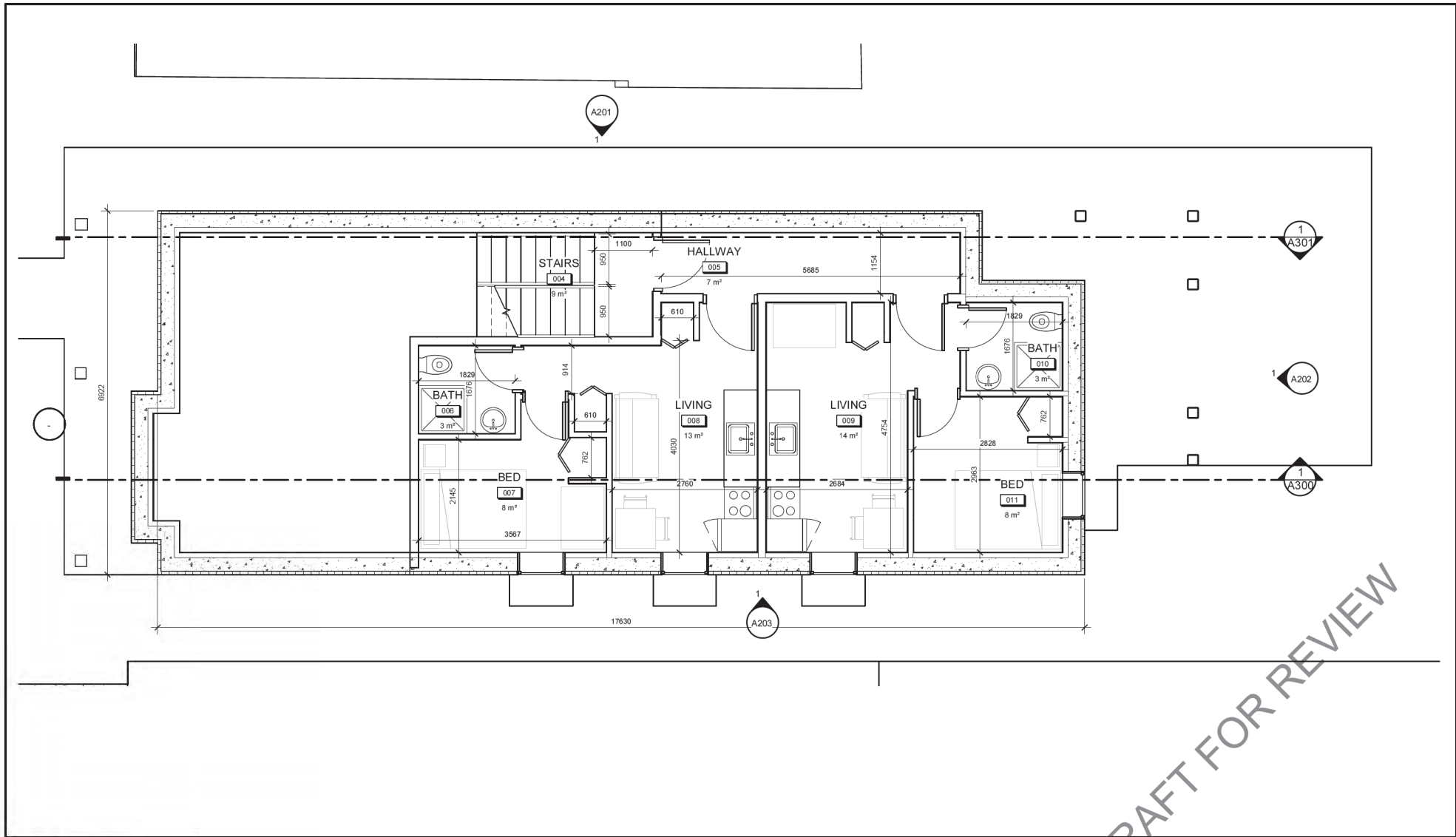


professional stamp

project title
41 ARLINGTON LOW-RISE APARTMENT
address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1
drawing title
LEVEL 0 PLAN - PROPOSED

date	NOVEMBER 30, 2022
scale	1 : 50
drawn	GJ
approved	SG
plot date	23/6/22
job. no.	2209
drawing no.	A100

1. DO NOT SCALE FROM THIS DRAWING
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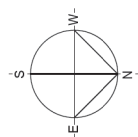
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A101 1:50

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no.	date	revision/issue	by

northpoint



professional stamp

project title
**41 ARLINGTON LOW-RISE
APARTMENT**

address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1

drawing title
**LEVEL 0A PLAN -
PROPOSED**

date NOVEMBER 30, 2022

scale 1:50

drawn GJ

approved SG

plot date 23/6/22

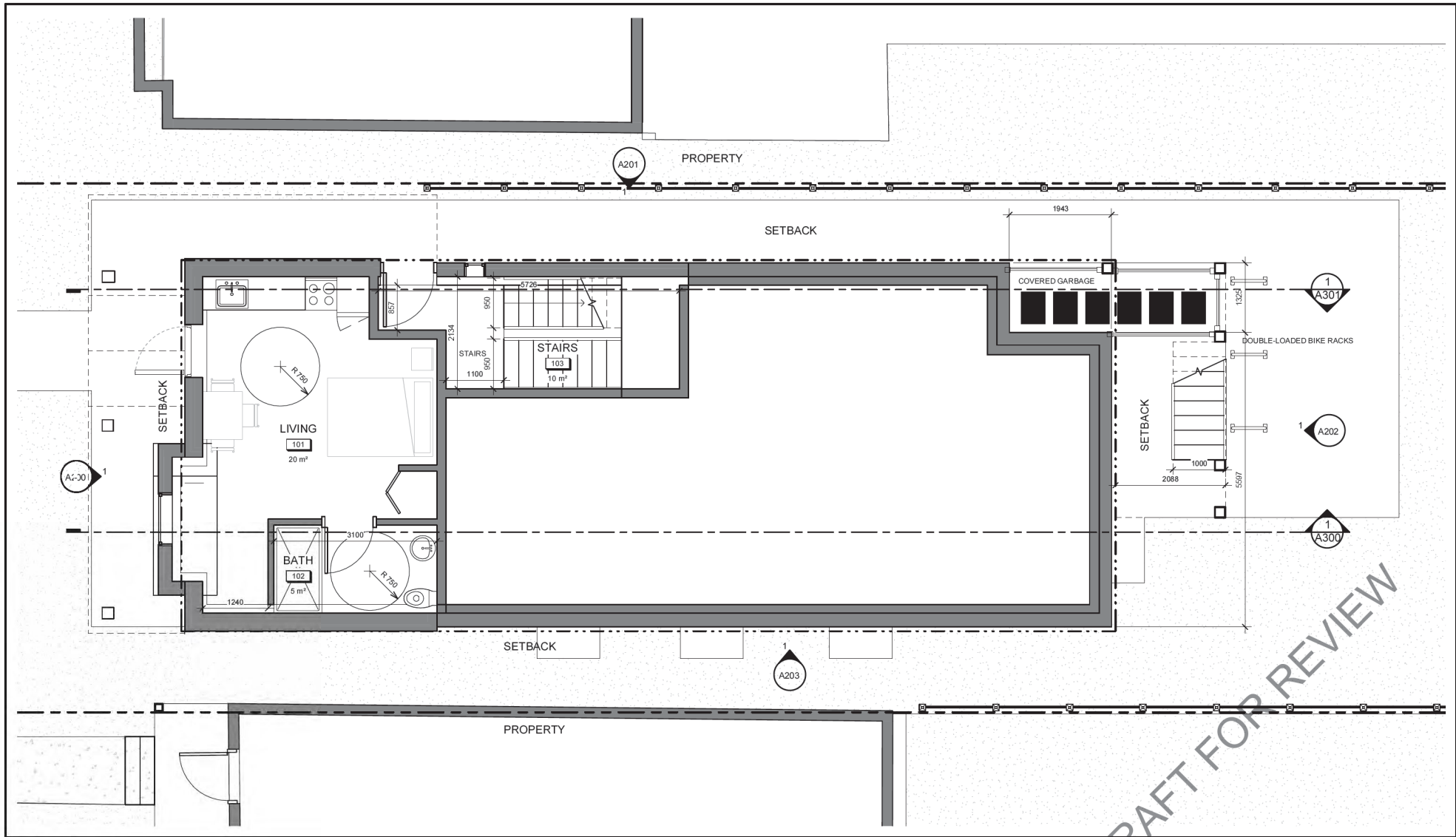
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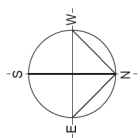


1 LEVEL 1
A102 1 : 50

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professional stamp

project title
**41 ARLINGTON LOW-RISE
APARTMENT**

address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1

drawing title
**LEVEL 1 PLAN -
PROPOSED**

date NOVEMBER 30, 2022

scale 1 : 50

drawn GJ

approved SG

plot date 23/6/22

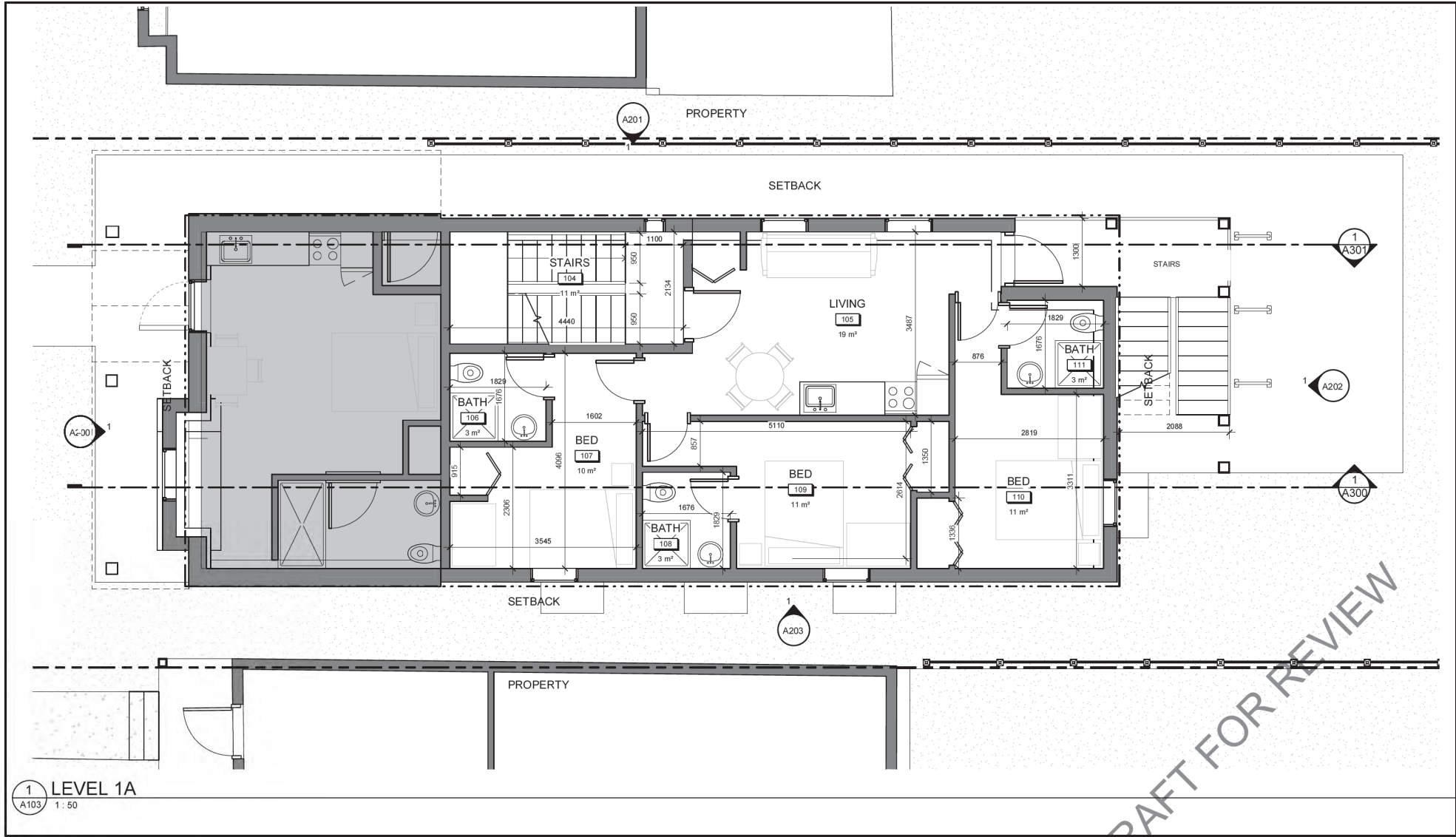
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drawing no.

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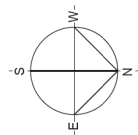
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3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING
DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL



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project title

**41 ARLINGTON LOW-RISE
APARTMENT**

address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1

drawing title

LEVEL 1A - PROPOSED

date

NOVEMBER 30, 2022

scale

1 : 50

drawn

GJ

approved

SG

plot date

23/6/22

job. no.

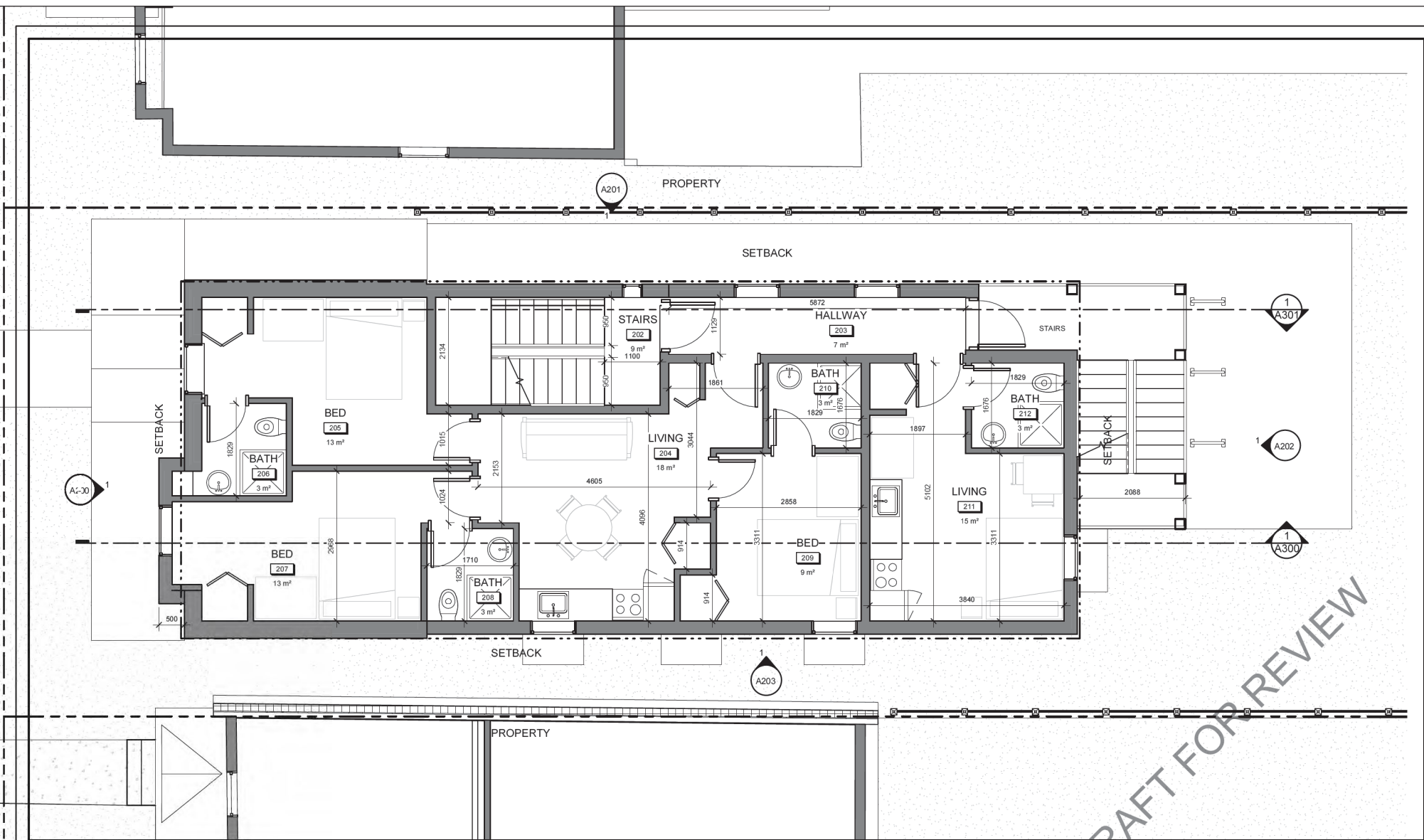
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drawing no.

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no.	date	revision/issue	by

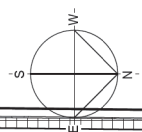


1 LEVEL 2A
A105 1 : 50

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North point



professional stamp

project title
**41 ARLINGTON LOW-RISE
APARTMENT**

address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1

drawing title
LEVEL 2A - PROPOSED

date NOVEMBER 30, 2022

scale 1 : 50

drawn GJ

approved SG

plot date 23/6/22

job no.

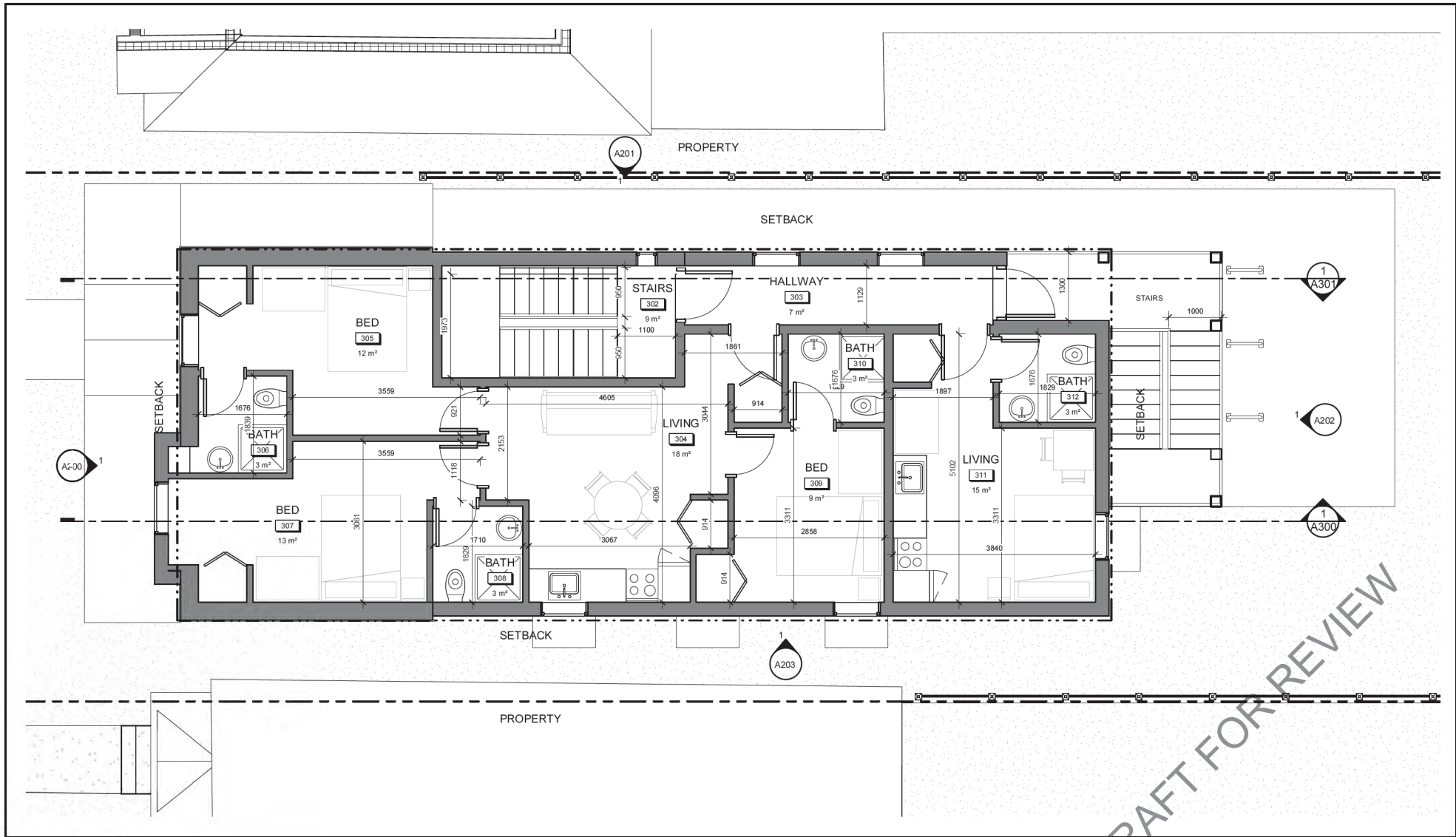
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DRAFT FOR REVIEW



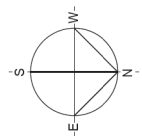
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A107 1 : 50

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no.	date	revision/issue	by

northpoint



professional stamp

project title

41 ARLINGTON LOW-RISE
APARTMENT

address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1

drawing title

LEVEL 3A - PROPOSED

date

NOVEMBER 30, 2022

scale

1 : 50

drawn

GJ

approved

SG

plot date

23/6/22

job. no.

2209

drawing no.

A107

1. DO NOT SCALE FROM THIS DRAWING
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL



1 SOUTH ELEVATION
A200 1 : 50

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no.	date	revision/issue	by

northpoint

professional stamp

project title
**41 ARLINGTON LOW-RISE
APARTMENT**

address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1

drawing title
**SOUTH ELEVATION -
PROPOSED**

date NOVEMBER 30, 2022

scale 1 : 50

drawn GJ

approved SG

plot date 08/11/22

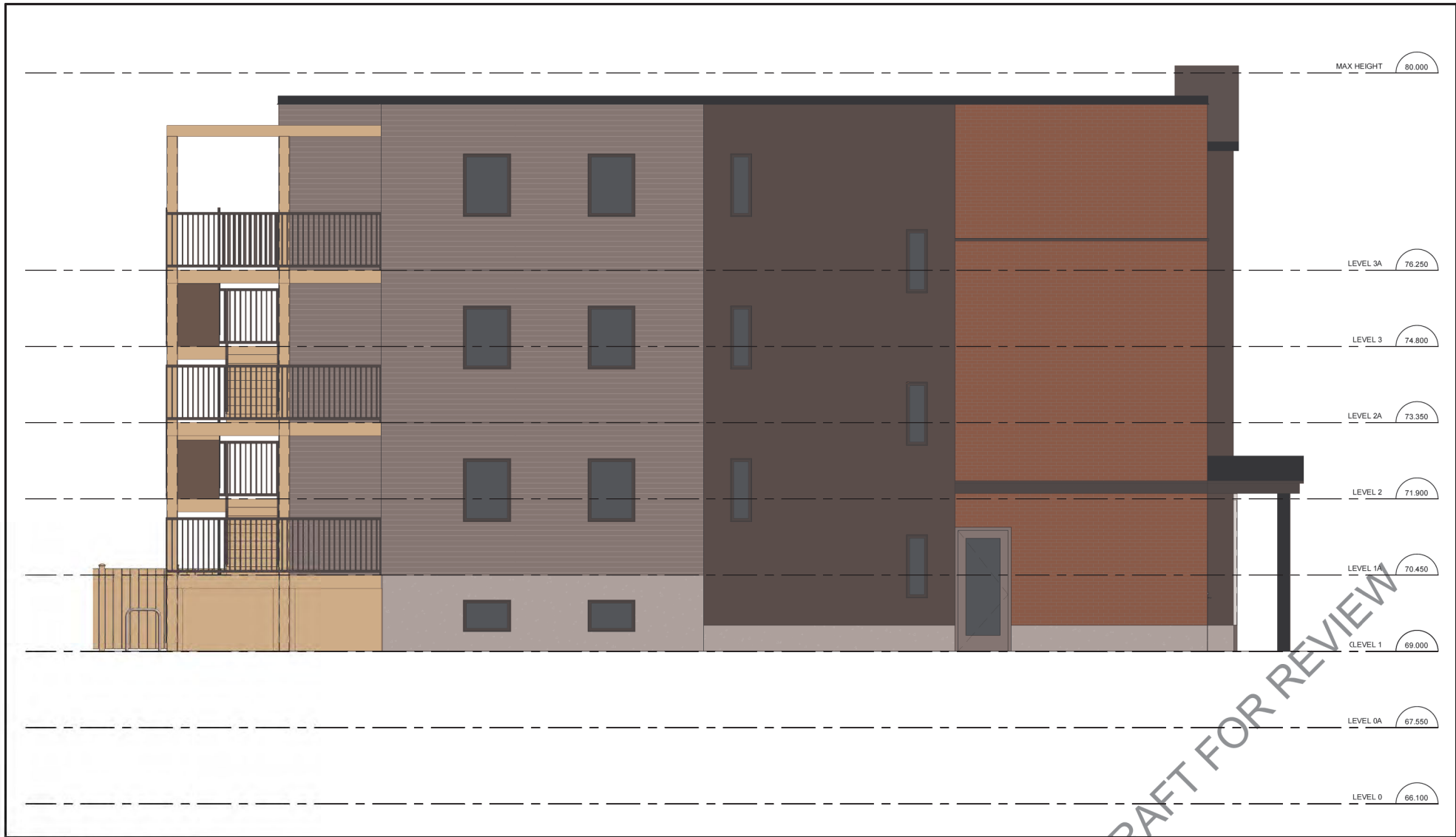
job. no.

2209

drawing no.

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3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL



1 WEST ELEVATION
A201 1 : 50



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no.	date	revision/issue	by

northpoint

professional stamp

project title
**41 ARLINGTON LOW-RISE
APARTMENT**

address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1

drawing title
**WEST ELEVATION -
PROPOSED**

date NOVEMBER 30, 2022

scale 1 : 50

drawn GJ

approved SG

plot date 08/11/22

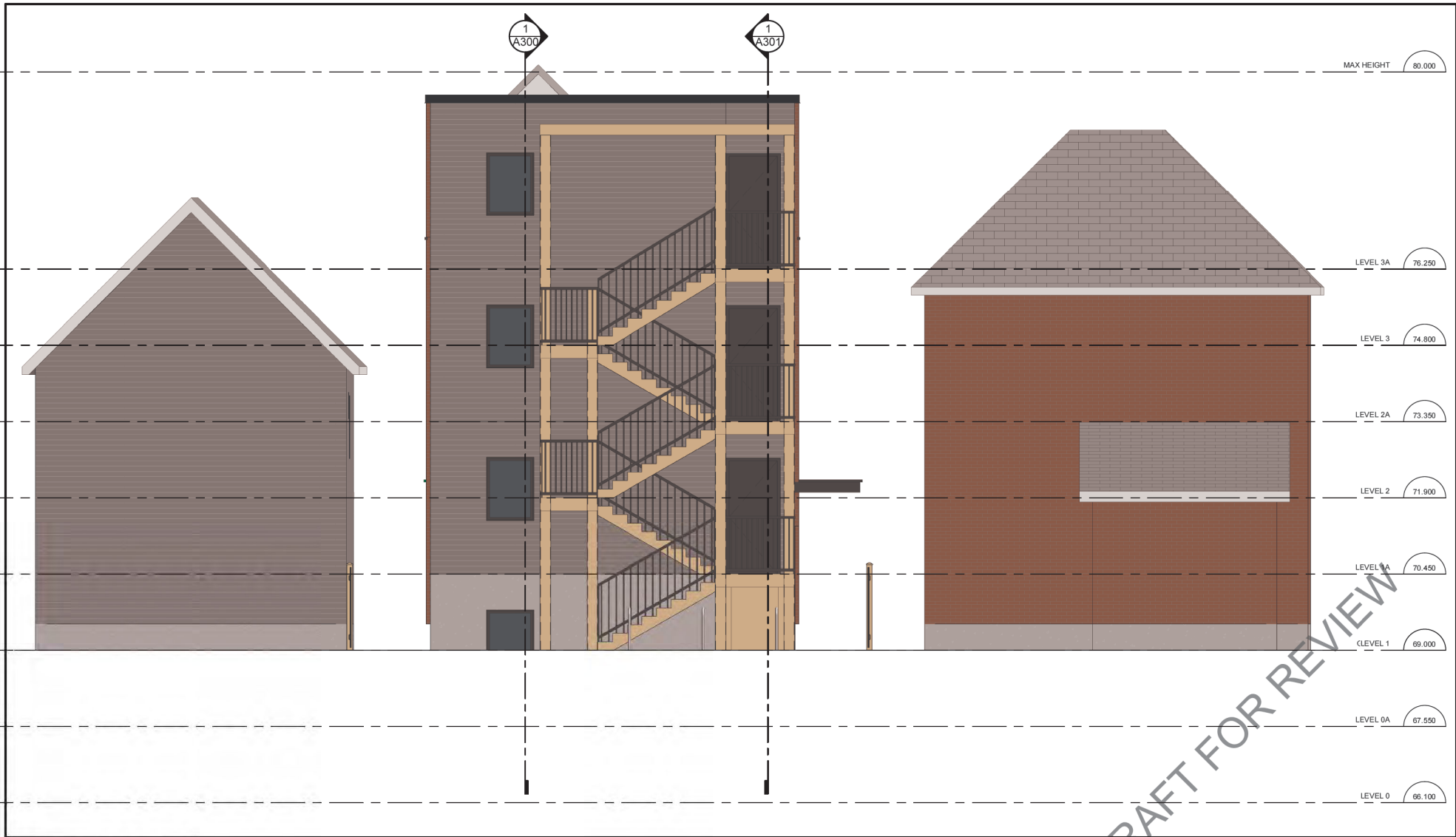
job. no.

2209

drawing no.

A201

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3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL



1 NORTH ELEVATION
A202 1:50

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no.	date	revision/issue	by

northpoint

professional stamp

project title
**41 ARLINGTON LOW-RISE
APARTMENT**

address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1

drawing title
**NORTH ELEVATION -
PROPOSED**

date NOVEMBER 30, 2022

scale 1:50

drawn GJ

approved SG

plot date 08/11/22

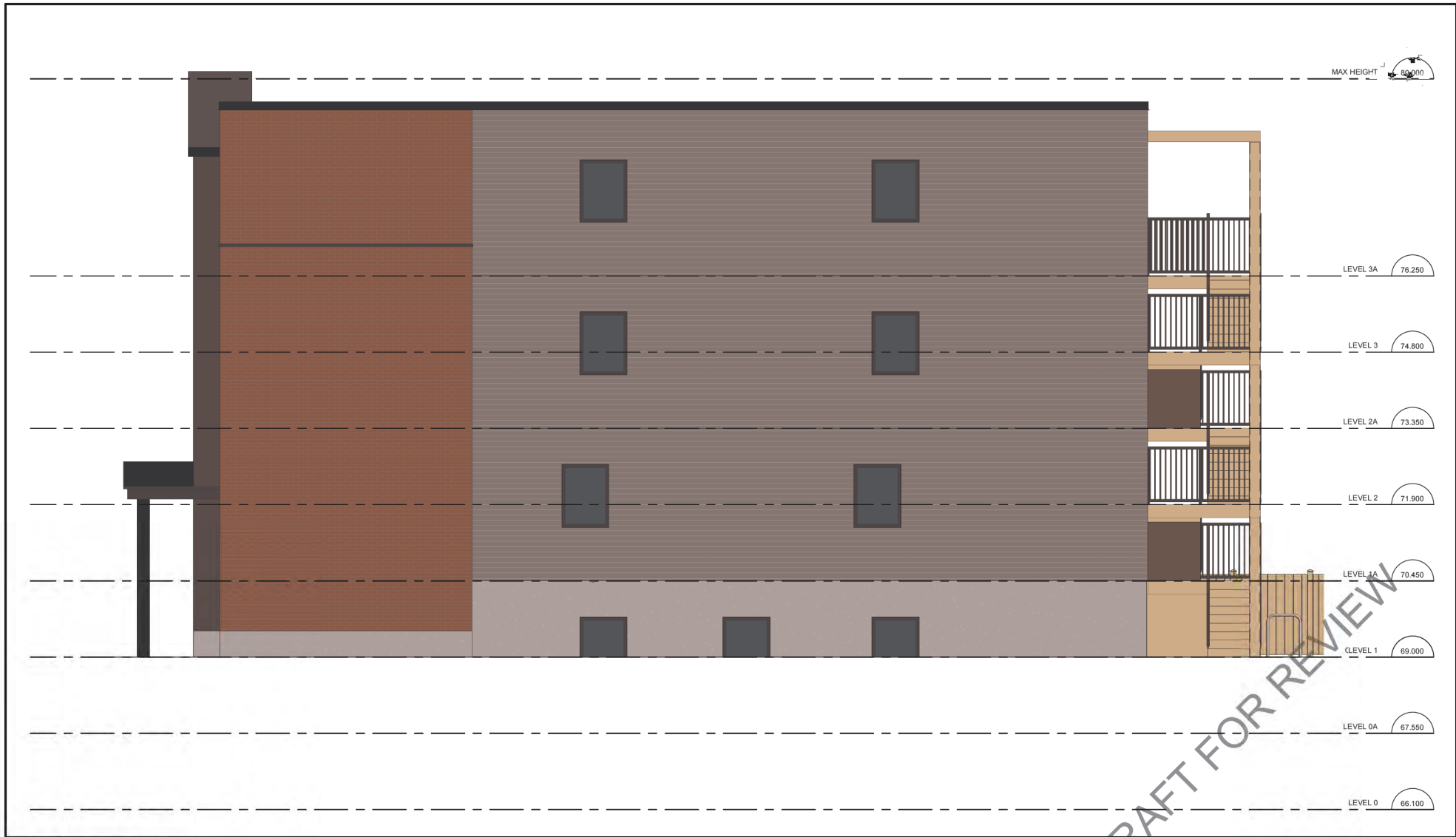
job. no.

2209

drawing no.

A202

1. DO NOT SCALE FROM THIS DRAWING
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE
ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING
DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL



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613-581-1589

no.	date	revision/issue	by

northpoint

professional stamp

project title

41 ARLINGTON LOW-RISE
APARTMENT

address 41 ARLINGTON AVE, OTTAWA, ON, K2P 1C1

drawing title

EAST ELEVATION -
PROPOSED

date

NOVEMBER 30, 2022

scale

1:50

drawn

GJ

approved

SG

plot date

08/11/22

job. no.

2209

drawing no.

A203

1. DO NOT SCALE FROM THIS DRAWING
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL