

**Subject: Application for demolition and new construction at 41 Arlington Avenue,
a property designated under Part V of the *Ontario Heritage Act***

File Number: ACS2023-PRE-RHU-0005

Report to Built Heritage Committee on 14 February 2023

and Council 22 February 2023

**Submitted on February 1, 2023 by Court Curry, Manager, Right of Way, Heritage
and Urban Design Services, Planning, Real Estate and Economic Development
Department**

Contact Person: Greg MacPherson, Planner I, Heritage Planning Branch

613-580-2424,23665, Greg.MacPherson@ottawa.ca

Ward: Somerset (14)

**Objet : Demande de démolition et de nouvelle construction au 41, avenue
Arlington, propriété désignée en vertu de la partie V de la *Loi sur le
patrimoine de l'Ontario***

Dossier : ACS2023-PRE-RHU-0005

Rapport au Comité du patrimoine bâti

le 14 février 2023

et au Conseil le 22 février 2023

**Soumis le 1er février 2023 par Court Curry, Gestionnaire, Services des emprises,
du patrimoine et du design urbain, Direction générale de la planification, de
l'immobilier et du développement économique**

Personne ressource : Greg MacPherson, Urbaniste I, Planification du Patrimoine

613-580-2424,23665, Greg.MacPherson@ottawa.ca

Quartier : Somerset (14)

REPORT RECOMMENDATIONS

That the Built Heritage Committee recommend that Council:

- 1. Approve the application for demolition and new construction at 41 Arlington Avenue according to plans prepared by Juxta Architects, dated December 22, 2022, conditional upon:
 - a. The applicant providing samples of all final exterior materials for approval by heritage staff prior to the issuance of the building permit;**
 - b. The applicant providing a final landscape plan for approval by heritage staff prior to the issuance of the building permit;**
 - c. The applicant depositing photographs and research material related to the site's existing building to the City of Ottawa Archives, as required by Policy 5.6 of the Centretown and Minto Park Heritage Conservation District Plan.****
- 2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
- 3. Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil :

- 1. D'approuver la demande de démolition et de nouvelle construction au 41, avenue Arlington, selon les plans de Juxta Architects du December 22, 2022, à condition que le requérant :
 - a. soumette des échantillons des matériaux de revêtement extérieur à l'approbation du personnel responsable du patrimoine, avant la délivrance d'un permis de construire,****

The cultural heritage value of the Centretown HCD lies in its role as an early residential neighbourhood within the larger area of Centretown. The HCD features a mix of housing types including large architect-designed houses, high style and vernacular detached dwellings, row houses, apartment buildings, and small dwellings. Further cultural heritage value is derived from its associated commercial corridors and institutions. For a complete description of the HCD's cultural heritage value, please refer to Document 3 – Statement of Cultural Heritage Value.

This report has been prepared following receipt of an OHA application to demolish the existing house on the property and construct a three-storey, eight-unit apartment building. Under the OHA, applications for demolition and new construction in HCDs require the approval of City Council. In addition to approval under the OHA, the subject proposal requires a minor variance from the Heritage Overlay (Section 60) provisions of Zoning By-law 2008-250.

DISCUSSION

Project Description

The purpose of the subject application is to permit the demolition of the site's existing two-storey house and permit the construction of a new three-storey eight-unit residential building. The application also proposes minor landscape changes. The site plan, elevations, and renderings of the proposed building are attached to this report as Documents 4, 5 and 6.

The proposed building features a flat roof with a height of 10.6 metres. Prefinished metal parapet flashing caps the roof on all four facades. The front façade of the proposed residential building features the following elements:

- Red brick cladding, extending approximately 4.8 metres onto the east and west facades.
- A three-storey gabled bay clad in vertical wood siding that extends over the flat roof to a maximum height of 11 metres.
- Vertically oriented windows spaced at regular intervals.
- Metal details including prefinished metal spandrel panels and metal banding
- A front porch with a contemporary triangular pediment and cedar plank soffit.

The rear and side facades are clad primarily in grey fibre cement siding. A 4.8 metre portion of the west façade is clad in horizontal wood siding, matching the proposed bay on the front façade. Black aluminum windows are spaced at regular intervals along the side and rear. The rear of the building includes a three-storey wood stair porch with metal railings and integrated garbage and bicycle parking enclosures. No vehicular parking spaces are proposed on the site.

The subject application is accompanied by a Heritage Impact Assessment (attached as Document 7) that assesses the impact of the proposed demolition and new construction on the character of the Centretown HCD. The Heritage Impact Assessment (HIA) addresses the relevant policies and guidelines set out in the HCD.

Centretown and Minto Park HCD Plan

Applications for demolition and new construction in the Centretown HCD are reviewed for consistency with the Plan's Statement of Objectives, Statement of Cultural Heritage Value and identified heritage attributes. All proposed alterations must comply with the policies and guidelines established by the plan. The following sections of the HCD plan set out guidelines and policies specifically relevant to the subject proposal:

- Section 5.0 – Demolition
- Section 9.0 – New Construction

The HCD plan categorizes all properties as *contributing* or *non-contributing*. Based on the results of the Centretown heritage inventory, contributing properties may be further sub-defined as: Significant Resources (SR), Character-Defining Resources (CDR) and Character-Supporting Resources (CSR). The HCD plan identifies the subject property as a contributing property and CSR. As such, policies and guidelines in the HCD Plan specific to CSRs and contributing properties also apply.

Recommendation 1:

The demolition of contributing properties within HCDs is generally discouraged in favour of retention and intensification via adaptive reuse or the construction of additions. Through discussions with heritage staff the applicant was encouraged to pursue retention and restoration of the existing building but has opted not to pursue this strategy. The policies of Section 5.0 contemplate the demolition of certain CSRs provided that their removal accomplishes other city building goals and that any replacement building complies with the policies and guidelines of the plan, primarily those of Section 9.0.

Heritage staff have reviewed the application and supporting material and find that the proposal is generally compliant and consistent with the applicable policies and guidelines of the Centretown and Minto Park HCD Plan. A detailed evaluation is attached to this report (Document 8 – HCD Plan Evaluation) and is summarized as follows:

- Alterations to the existing house have over time diminished its heritage character. In its current condition, the building's primary contribution to the HCD is limited to its compatible form and scale.
- Other development options have been considered by the applicant, including strategies involving the retention of the existing building and construction of additions. Of these options, the subject proposal is the most successful in its conformity and consistency with the policies and guidelines of the HCD Plan.
- The proposal is compliant and consistent with the HCD Plan's policies for the demolition of a CSR:
 - The existing house's heritage character is diminished and its heritage attributes have been compromised due to the building's alterations over time.
 - Elements of the proposed design reflect and commemorate the existing house, enhancing the compatibility of the proposed building and the Centretown HCD. In particular, the height of the proposed front porch, consistent with properties in the adjacent row, and the integration of a gabled bay reflect the character of the existing building.
 - The design of the proposed building is consistent and compliant with the policies and guidelines for new construction set out in section 9.0 of the HCD Plan.
 - The proposed intensification of residential units on site contributes to the broader city-building goal of residential intensification, consistent with the direction of the City of Ottawa Official Plan and the Central and East Downtown Core Secondary Plan.
- The design of the proposed building is compliant and consistent with the policies and guidelines of HCD Plan section 9.0 – New Construction. The proposed building is built to an appropriate scale and setback for the area's historic context and character, is clad in compatible materials, and includes design elements that

reflect the broader character of the area, its immediate context, and the site's existing building.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and Guidelines") in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources.

Policy 9.2 of the HCD Plan references Standard 11 regarding the applicability of the Standards and Guidelines to new construction, requiring that new buildings be "physically and visually compatible with, subordinate to, and distinguishable from the historic place." Through its sensitive design and compliance with the additional policies of section 9.0 the proposed building achieves this standard.

Heritage Impact Assessment

Section 4.5.2 (2) of the City of Ottawa Official Plan requires that a Heritage Impact Assessment (HIA) be submitted where a proposed development has the potential to adversely affect a heritage resource. A HIA was prepared for this proposal by Heritage Studio and is attached as Document 7. Heritage staff have reviewed the document and have determined that it meets the requirements of the City's Guidelines for HIAs.

The applicant's justification for demolition of the existing house and construction of a new building is set out primarily in the submitted HIA. The HIA's main conclusion is that the contribution of the existing house to the character of the HCD is limited to only its scale and form. The HIA finds that the existing house is compatible with the adjacent row of front gable houses due to their common built form, similar scale, and the consistent front yard setbacks of neighbouring properties. However, the HIA argues that this contribution can be similarly achieved by a new building and that the proposed building provides an overall greater contribution to the character of the HCD than that of the existing.

Heritage staff generally concur with the findings of the HIA and agree that the character of the house is reduced by alterations. Staff further agree that a sensitively designed new building can successfully contribute to the HCD's character.

Conditions

In order to ensure that the policies and guidelines of the Centretown and Minto Park HCD Plan are met, staff recommend three conditions of approval for this permit. Two conditions implement mitigation measures set out in Section 6.2 of the supporting HIA and one implements Policy 5.6 of the Centretown and Minto Park HCD Plan.

a) Material Samples

Section 6.2 (3) of the applicant's HIA makes recommendations related to the proposed building's exterior materials to ensure compatibility with the HCD. As a condition of approval, the applicant is required to provide final material samples for heritage staff's approval, prior to the issuance of the building permit.

b) Final Landscape Plan

Section 6.2 (6) and 6.2 (7) of the applicant's HIA make recommendations related to the property's landscaping to ensure compatibility with the HCD. As a condition of approval, the applicant is required to provide a final landscaping plan for heritage staff's approval, prior to the issuance of the building permit.

c) Filing of Information

Policy 5.6 of the Centretown and Minto Park HCD Plan requires that when applications for the demolition of a contributing property are approved the building be recorded and this information deposited at the City of Ottawa Archives. As a condition of approval, the applicant is required to file all documentation and historic information compiled on the existing house with the City of Ottawa Archives.

Conclusion:

Staff have reviewed the application for demolition and construction at 41 Arlington Avenue against the policies and guidelines of the Centretown and Minto Park HCD Plan. Considering that the subject proposal contributes to achieving the broader city goal of intensification, that the applicant has addressed the relevant criteria required for the demolition of a contributing CSR, and that the design of the proposed building is compliant and consistent with the policies and guidelines of HCD Plan, staff have no objections to its approval subject to the conditions outlined above.

Recommendation 2

Delegate authority for minor design changes to the General Manager, Planning Real Estate and Economic Development Department.

Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow Planning, Real Estate and Economic Development Department to approve these changes should they arise.

Recommendation 3

Issue the heritage permit with a two-year expiry date from the date of issuance.

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that the project is completed in a timely fashion.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that Choose an item. the Provincial Policy Statement, 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Application materials were posted on the City's Development Application website on January 23, 2023.

Heritage Ottawa was notified of this application and offered the opportunity to provide comments.

Representatives of the Centretown Community Association participated in a pre-consultation meeting with the applicant in December 2022.

Neighbours within 30 metres of the property were notified of this application and offered an opportunity to comment at the Built Heritage Committee meeting.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no direct asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on April 9, 2023.

SUPPORTING DOCUMENTATION

Document 1: Location Map

Document 2: Site Photos

Document 3: Statement of Cultural Heritage Value

Document 4: Proposed Site Plan

Document 5: Proposed Elevations

Document 6: Renderings of Proposed Building

Document 7: Heritage Impact Assessment




Document 8: HCD Plan Evaluation

DISPOSITION

Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



| | | | |
|--|-----------|--|---|
|  | | LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE | |
| D09-01-ARL41 | 23-0018-D | | |
| I:\CO\2023\Heritage\Arlington_41 | |  41 av. Arlington Avenue | |
| <small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small> | | | |
| <small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small> | | | |
| REVISION / RÉVISION - 2023 / 01 / 09 | | Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139) | |
| | | |  |

Document 2 – Site Photos



Document 8 – HCD Plan Evaluation

| HCD Plan Section | Applicable Policy (#) and Guidelines (x) | Staff comment |
|------------------|---|--|
| 3.2 | <p>Objectives:</p> <p>The objectives of the Centretown and Minto Park Heritage Conservation District Plan are:</p> <ol style="list-style-type: none"> 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; 7. To ensure that new construction and development on vacant lots, underdeveloped lots and on large parcels that is intended to further the intensification goals of the City is compatible with the cultural heritage value and attributes of the Districts and reflects their history, character and development patterns; | <p>The proposal is consistent with this objective. The proposed building maintains the district's role as a dense residential area and contributes to the wider goal of residential intensification through the provision of eight residential units.</p> |
| 4.1 | <p>General Policies</p> <ol style="list-style-type: none"> 1. The cultural heritage values and character of the Districts as defined in the Statement of Cultural Heritage Value and the Description of Heritage Attributes shall be maintained and conserved. | <p>The proposal is consistent with these policies. The proposed building contributes to the established residential character of Centretown and its design is reflective of the HCD's attributes, particularly through its red brick cladding, the use of a contemporary porch and horizontal banding to reinforce datum lines</p> |

| HCD Plan Section | Applicable Policy (#) and Guidelines (x) | Staff comment |
|------------------|--|--|
| | | across the streetscape, and the placement and scale of the building on the lot. |
| | 2. Demolition of Contributing buildings as defined in Section 3.5 will not normally be supported. In order to be considered, applications must meet the prescribed criteria as outlined in Section 5. | Heritage staff have maintained that retention of the existing building is preferred over demolition. However, the applicant has satisfied the requirements for demolition of a contributing CSR as outlined in Section 5 and considered below. |
| | 7. When a proposed change in the HCDs has the potential to adversely affect the cultural heritage value of the HCDs as defined in the Statement of Cultural Heritage Value, the City may require a Heritage Impact Assessment. | The applicant has submitted an HIA in support of the application. |
| 5.0 | 1. Demolition, relocation or partial demolition of Contributing properties will not normally be supported. | Heritage staff have maintained that retention of the existing building is preferred over demolition. However, the applicant has satisfied the requirements for demolition of a contributing CSR as outlined in Section 5 and considered below. |
| | 2. Any application to demolish an existing building must be accompanied by plans for its replacement. New construction | The proposal has satisfied the requirements of this policy. This application provides plans for a replacement building on site that meets the |

| HCD Plan Section | Applicable Policy (#) and Guidelines (x) | Staff comment |
|------------------|---|--|
| | <p>must be compatible with, and sympathetic to, the character of the HCD and meet the policies and guidelines of this Plan. In the rare instances when a replacement building is not proposed immediately, the proponent should submit plans for greening the property until its redevelopment.</p> | <p>policies and guidelines of the HCD plan. Details of HCD plan policies and guidelines related to new construction are discussed below.</p> |
| | <p>3. At least one of following must, as determined by Heritage staff, be included as part of a complete application under the Ontario Heritage Act for the demolition of a Contributing building:</p> <ul style="list-style-type: none"> • 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 | <p>The applicant's justification for demolition is set out in the HIA and relies primarily on the second criteria. Section 3.1 of the HIA provides an evaluation of the subject property's cultural heritage value against Ontario Regulation 9/06. This evaluation finds that the cultural heritage value of the subject property is low and that its heritage character has been diminished by alterations over time that have removed any original architectural features. Accordingly, the evaluation finds that the contribution of the existing building to the HCD is limited to only its form and scale, which are compatible with neighbouring properties and the HCD generally.</p> <p>Section 6.1 of the submitted HIA also addresses the third criteria, providing a</p> |

| HCD Plan Section | Applicable Policy (#) and Guidelines (x) | Staff comment |
|------------------|---|---|
| | <p>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;</p> <ul style="list-style-type: none"> 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. | <p>chronology of development options explored by the property owner and applicant. Some of these options included retention of the existing building and construction of additions, but ultimately these options were not pursued due to several factors outlined in the HIA.</p> |
| | <p>4. The City may require the submission of a Heritage Impact Assessment, an engineer's report or may require a peer review of any professional reports or opinions on a potential demolition.</p> | <p>A Heritage Impact Assessment has been submitted in support of the application.</p> |
| | <p>5. Demolition of certain Character-Supporting Resources may be considered where the applicant can demonstrate that:</p> | <p>The proposed development complies with these policies.</p> <p>Criteria 1: The heritage evaluation of the existing building, set out in section 3.1 of the HIA and discussed above, demonstrates that</p> |

| HCD Plan Section | Applicable Policy (#) and Guidelines (x) | Staff comment |
|------------------|--|--|
| | <ul style="list-style-type: none"> • 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. | <p>the heritage character of the building has been compromised and that few elements of the building contribute to the HCD.</p> <p>Criteria 2: The applicant has designed the building to reflect the character of the streetscape and elements of the original building. As a condition of approval, the applicant will be required to file research on the site with the City of Ottawa archives and explore options set out in the mitigation measures section of the HIA for commemorative design elements within the proposed building.</p> <p>Criteria 3: The proposed building is compliant and consistent with the policies and guidelines set out in Section 9.0 for the design of new buildings. These policies are discussed below.</p> <p>Criteria 4: The proposed development will support the broad city goals of intensification, in line with objectives of the Official Plan and Central and East Downtown Core Secondary Plan.</p> |

| HCD Plan Section | Applicable Policy (#) and Guidelines (x) | Staff comment |
|------------------|--|--|
| | | <p>The primary argument of the HIA is that a new building can provide a greater contribution to the HCD than that of the existing, provided that it is sensitively designed. In principle, heritage staff agree that due to the condition of the existing building a new building can also successfully contribute to the character of the HCD. While demolition of contributing resources is not typically supported, the applicant has addressed the criteria required to support demolition and demonstrated the positive outcomes for the Centretown HCD and City of Ottawa broadly, primarily through the provision of additional housing units. As such, staff support the application for demolition and new construction, subject to conditions.</p> |
| | <p>6. In the rare instance that a Contributing property is approved for demolition, the City will require that the building be recorded and the information be deposited at the City of Ottawa Archives.</p> | <p>This requirement will be attached as a condition to the approval of this application.</p> |
| | <p>7. When demolition is contemplated, property owners are encouraged to</p> | <p>The HIA submitted in support of this application recommends that salvage of certain interior features be undertaken prior to demolition. As a</p> |

| HCD Plan Section | Applicable Policy (#) and Guidelines (x) | Staff comment |
|------------------|---|---|
| | consider salvage and reuse of historic materials. | condition of approval, staff will require that this option be explored by the applicant and undertaken if feasible. |
| 9.0 | 1. New buildings shall contribute to, and not detract from the heritage character of the area as outlined in the Statement of Cultural Heritage Value and the list of the District's heritage attributes. | The proposed design complies with this policy. The proposed building does not detract from the character of the HCD. The proposed building will generally support the character of the HCD through its form, scale and materials. |
| | 2. Respect the "Standards and Guidelines for the Conservation of Historic Places in Canada" when constructing new buildings: ensure they are "physically and visually compatible with, subordinate to, and distinguishable from the historic place." The level of distinction between new infill construction and its neighbours can be subtle. | The proposed design complies with this policy. The proposed building is distinguishable as contemporary within the HCD and is generally compatible with the attributes of the HCD and adjacent buildings. |
| | 3. The design of new buildings must respect and be sensitive to the HCDs' cultural heritage value and attributes in terms of: <ul style="list-style-type: none"> • Exterior materials and cladding • Architectural elements and treatments such as window patterns and design, location of | The proposal complies with this policy. The design of the proposed building respects and is sensitive to the cultural heritage value and attributes of the HCD: <ul style="list-style-type: none"> • The proposed materials are complimentary to the materials of nearby |

| HCD Plan Section | Applicable Policy (#) and Guidelines (x) | Staff comment |
|------------------|--|--|
| | <p>datum lines, roof profile and roof lines, overall vertical and/or horizontal proportions</p> <ul style="list-style-type: none"> • Existing pattern of building setbacks • Massing, height and scale | <p>buildings, including the adjacent red brick building at 43 Arlington.</p> <ul style="list-style-type: none"> • Architectural elements are generally compatible with the HCD's attributes, being simple in character but reflecting the form of historical examples of similar typologies. In particular, the use of a contemporary porch, horizontal banding above the second storey, and a peaked gable help to reinforce dominant datum lines and peaks on the street, thus carrying forward compatible elements of the existing building and increasing the compatibility of the proposal with its neighbours • The setback, massing, height and scale are sensitive to the surrounding context. |
| | <p>4. The front yard setback of a new building shall be consistent with its adjacent neighbours to ensure the continuity of the streetscape. Buildings that do not generally reflect the setbacks of the street are not appropriate.</p> | <p>The proposed front yard setback is consistent with neighbouring properties.</p> |
| | <p>5. Respect the site's historic context and surrounding Contributing properties when constructing a new building by providing meaningful elements of transition between the new development,</p> | <p>The existing building is set within a 7 building row of two-storey, front gable houses. Ideally, this form would be retained in part either through the retention of parts of the existing</p> |

| HCD Plan Section | Applicable Policy (#) and Guidelines (x) | Staff comment |
|------------------|---|---|
| | <p>any existing heritage resources on site, and surrounding properties. This can be accomplished through the use of design measures such as, but not limited to:</p> <ul style="list-style-type: none"> • the incorporation of setbacks, stepbacks, architectural details and the use of complementary materials; • the sensitive placement of new buildings on the site to provide appropriate distances between them and existing heritage resources or surrounding Contributing buildings; and • maintaining architectural proportions and visual relationships within, and to the streetscape. | <p>building or through a building design that incorporates this feature.</p> <p>The current design does not incorporate a front gable; however, the proposed building generally respects the site's historic context and adjacent contributing properties:</p> <ul style="list-style-type: none"> • the setbacks and location of the building on the lot is consistent with that of adjacent buildings • the use of red brick as a primary cladding material is appropriate and complimentary to the HCD • The proportions of the existing building are not maintained. However, given the scale and setback of the building, along with the incorporation of some complimentary features such as banding and canopies to reinforce consistent datum lines on the street and the projecting bay on the front façade, the proposed building does not negatively impact visual relationships within the streetscape. • The site's location at the end of the row of front gable houses, rather than mid-block, also limits visual impacts to the streetscape. |

| HCD Plan Section | Applicable Policy (#) and Guidelines (x) | Staff comment |
|------------------|--|--|
| | b) New buildings should aim to be an appropriate balance between replication of historic character and pointed contrast, in order to complement and respect the cultural heritage value of the HCD. | The building is complimentary to the HCD but is not a replica of a historical typology. |
| | c) Traditional building materials in the Districts include brick, stucco or wood. New buildings should either include these materials or use materials that complement them in colour and texture. | The proposal is consistent with this guideline: the primary cladding material is red brick and the siding proposed on the side and rear of the building is compatible with the HCD and has limited visual impact on the streetscape. |
| | d) Windows may be wood, metal clad wood, or steel. Other materials may be considered by Heritage staff on a case-by-case basis. | The proposal is consistent with this guideline. The proposed windows are metal. |
| 9.1 | 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. | The proposed dwelling is generally sensitive to the character of surrounding contributing properties, being compatible in terms of its materials, scale and massing. |
| | 2. Ensure that new construction on the east-west streets will be compatible with | The proposed building is generally compatible with the HCD: |

| HCD Plan Section | Applicable Policy (#) and Guidelines (x) | Staff comment |
|------------------|--|--|
| | <p>the HCD in terms of the building's position on the lot, scale, massing, fenestration pattern and design, datum lines and other architectural elements.</p> | <ul style="list-style-type: none"> • The position on the lot reflects that of the HCD • The scale and massing of building reflects historic examples of similar typologies in the HCD • The fenestration pattern and design is simple and compatible with adjacent buildings • The first floor canopy, second storey banding and gable peak bay reflect the dominant and consistent peaks and datum lines carried through from other residential buildings on Arlington. |
| | <p>a) New low-rise building types should reflect the rhythm of early lot development, with gables, balconies or other features providing an appropriate scale.</p> | <p>The width of the building, its positioning on the lot, and the scale of other features such as the two-storey bay is appropriate and compatible with the character of the HCD.</p> |
| | <p>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.</p> | <p>The third storey height and second storey cornice line reflect the heights of adjacent buildings on the street. The form is compatible with neighbouring buildings on Arlington</p> |
| | <p>c) Small scale apartment buildings on residential streets, up to four storeys, should reflect the character of existing walk-up apartments in the HCD, and</p> | <p>The design of the proposed apartment generally reflects the character of historic flat roof walk up apartments in the HCD.</p> |

| HCD Plan Section | Applicable Policy (#) and Guidelines (x) | Staff comment |
|------------------|---|--|
| | <p>should generally feature flat roofs, cornices and symmetrically placed front entrances with simple door surrounds.</p> | |
| | <p>e) Consider the typical historic window designs and materials found on nearby buildings when choosing windows for new construction.</p> | <p>The proposed windows reflect windows typical for similar building typologies in their shape and proportions.</p> |
| | <p>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.</p> | <p>The ground floor of the proposed building is built partially at grade level to provide barrier free access to an accessible apartment. This differs from the existing building and other adjacent properties on Arlington which typically have three to five steps up from grade to their front entrances. However, the design of the canopy matches the consistent height of porch roofs along Arlington providing visual continuity that mitigates the ground floor height.</p> |
| | <p>h) New parking is generally discouraged. If permitted by the Zoning Bylaw, minimize impact by providing garages or carports that are not attached to the residential building and located at the rear or side of the property. New uncovered parking</p> | <p>Parking is not permitted as of right in the underlying zone. No parking is proposed on the subject property.</p> |

| HCD Plan Section | Applicable Policy (#) and Guidelines (x) | Staff comment |
|------------------|--|---|
| | spots, when provided, should be similarly located. | |
| 11.1 | 1. Conserve and enhance the public realm, mature tree canopy and the character of front yards throughout residential parts of the HCD. | The planting of street trees in the front of the property is strongly encouraged in the HIA as a mitigative measure. As a condition of approval the planting of street trees will be explored by the applicant in consultation with City staff. |
| | 5. Seek opportunities to plant additional trees in the streetscapes throughout the HCDs, including as part of development and infrastructure projects. | |