

8. Application to Alter 100 Argyle Avenue, a Property Designated Under Part V of the *Ontario Heritage Act*

Demande de modification du 100, avenue Argyle, un bien-fonds désigné aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario*

Committee recommendations

That Council:

- 1. approve the application to alter the property at 100 Argyle Avenue including the careful dismantling and reconstruction of the front portion of the existing building, the removal of the remainder of the building; and the construction of a new 10-storey apartment building, according to plans submitted by rla/architecture, dated November 19, 2020, and attached as Documents 4, 5 and 7, conditional upon:
 - a. the applicant submitting landscaping and lighting plans for heritage staff review as a condition of the Site Plan Control approval, to ensure compliance with the Heritage Conservation District Guidelines;**
 - b. implementation of the conservation measures and detailed methodology outlined in the Conservation Plan attached as Document 8;**
 - c. photo documentation of the building in its entirety and copies of the recorded drawings/documentation for depositing at the City of Ottawa archives;**
 - d. the applicant providing a Letter of Credit in an amount to be determined through consultation between the applicant and City staff to ensure the protection, conservation and reconstruction of the front portion of the building;**
 - e. the applicant providing samples of the final exterior cladding materials for approval by heritage staff, prior to the issuance of the Building Permit;****
- 2. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and**
- 3. approve the heritage permit with a three-year expiry date from the of**

issuance, unless otherwise extended by Council.

Recommandations du Comité

Que le Conseil :

1. **approuve la demande visant à modifier le 100, avenue Argyle, projet consistant à démanteler soigneusement et à reconstruire la partie avant du bâtiment existant, à démolir le reste du bâtiment et à construire un nouvel immeuble résidentiel de dix étages, conformément aux plans soumis par rla/architecture et datés du 19 novembre 2020, ci-joints comme étant les documents 4, 5 et 7, sous réserve des conditions suivantes :**
 - a. **que le requérant soumette à l'examen du personnel responsable du patrimoine des plans d'aménagement paysager et d'éclairage, comme condition de l'approbation de la réglementation du plan d'implantation, afin d'assurer la conformité aux lignes directrices du district de conservation du patrimoine;**
 - b. **que soient appliquées des mesures de conservation et de la méthodologie détaillée décrite dans le plan de conservation ci-joint en tant que document 8;**
 - c. **que soit fournis les documents photographiques du bâtiment dans son intégralité ainsi que des copies des dessins et des documents enregistrés aux fins de dépôt dans les archives de la Ville d'Ottawa;**
 - d. **que le requérant fournisse une lettre de crédit d'un montant déterminé par suite d'une consultation entre le requérant et le personnel de la Ville, et permettant d'assurer la protection, la conservation et la reconstruction de la partie avant du bâtiment;**
 - e. **que le requérant fournisse des échantillons des matériaux de revêtement extérieur, aux fins d'approbation par le personnel responsable du patrimoine, avant qu'on ne lui délivre un permis de construire;**

2. **délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des changements mineurs de conception; et**
3. **approuve la délivrance du permis en matière de patrimoine et fixer sa date d'expiration à trois ans après la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services /, Planning, Infrastructure and Economic Development Department, dated January 8, 2021 (ACS2021-PIE-RHU-0001)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 8 janvier 2021 (ACS2021-PIE-RHU-0001)
2. Extract of draft Minutes, Built Heritage Sub-committee, January 20, 2021

Extrait de l'ébauche du procès-verbal du Sous-comité du patrimoine bâti, le 20 janvier 2021
3. Extract of draft Minutes, Planning Committee, February 11, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 11 février 2021

**Planning Committee
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**Comité de l'urbanisme
Rapport 37
le 24 février 2021**

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
January 20, 2021 / 20 janvier 2021**

and / et

**Planning Committee / Comité de l'urbanisme
February 11, 2021 / 11 février 2021**

**and Council / et au Conseil
February 24, 2021 / 24 février 2021**

**Submitted on January 8, 2021
Soumis le 8 janvier 2021**

**Submitted by
Soumis par:
Court Curry,**

Manager / Gestionnaire,

**Right of Way, Heritage and Urban Design Services / Services des emprises, du
patrimoine et du design urbain**

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'Infrastructure et du développement économique**

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Ward: SOMERSET (14)

File Number: ACS2021-PIE-RHU-0001

**SUBJECT: Application to alter 100 Argyle Avenue, a property designated under
Part V of the *Ontario Heritage Act***

OBJET: Demande de modification du 100, avenue Argyle, un bien-fonds désigné aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario*

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

1. Approve the application to alter the property at 100 Argyle Avenue including the careful dismantling and reconstruction of the front portion of the existing building, the removal of the remainder of the building; and the construction of a new 10-storey apartment building, according to plans submitted by rla/architecture, dated November 19, 2020, and attached as Documents 4, 5 and 7, conditional upon:
 - a. The applicant submitting landscaping and lighting plans for heritage staff review as a condition of the Site Plan Control approval, to ensure compliance with the Heritage Conservation District Guidelines;
 - b. Implementation of the conservation measures and detailed methodology outlined in the Conservation Plan attached as Document 8;
 - c. Photo documentation of the building in its entirety and copies of the recorded drawings/documentation for depositing at the City of Ottawa archives;
 - d. The applicant providing a Letter of Credit in an amount to be determined through consultation between the applicant and City staff to ensure the protection, conservation and reconstruction of the front portion of the building;
 - e. The applicant providing samples of the final exterior cladding materials for approval by heritage staff, prior to the issuance of the Building Permit;
2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and

3. Approve the heritage permit with a three-year expiry date from the of issuance, unless otherwise extended by Council.

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour ce qui suit au Conseil :

1. Approuver la demande visant à modifier le 100, avenue Argyle, projet consistant à démanteler soigneusement et à reconstruire la partie avant du bâtiment existant, à démolir le reste du bâtiment et à construire un nouvel immeuble résidentiel de dix étages, conformément aux plans soumis par rla/architecture et datés du 19 novembre 2020, ci-joints comme étant les documents 4, 5 et 7, sous réserve des conditions suivantes :
 - a. Que le requérant soumette à l'examen du personnel responsable du patrimoine des plans d'aménagement paysager et d'éclairage, comme condition de l'approbation de la réglementation du plan d'implantation, afin d'assurer la conformité aux lignes directrices du district de conservation du patrimoine;
 - b. Que soient appliquées des mesures de conservation et de la méthodologie détaillée décrite dans le plan de conservation ci-joint en tant que document 8;
 - c. Que soit fournis les documents photographiques du bâtiment dans son intégralité ainsi que des copies des dessins et des documents enregistrés aux fins de dépôt dans les archives de la Ville d'Ottawa;
 - d. Que le requérant fournisse une lettre de crédit d'un montant déterminé par suite d'une consultation entre le requérant et le personnel de la Ville, et permettant d'assurer la protection, la conservation et la reconstruction de la partie avant du bâtiment;
 - e. Que le requérant fournisse des échantillons des matériaux de revêtement extérieur, aux fins d'approbation par le personnel responsable du patrimoine, avant qu'on ne lui délivre un permis de construire;

2. **Déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des changements mineurs de conception; et**
3. **Approuver la délivrance du permis en matière de patrimoine et fixer sa date d'expiration à trois ans après la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

EXECUTIVE SUMMARY

The property at 100 Argyle Avenue is designated under Part V of the *Ontario Heritage Act* as part of the Centretown Heritage Conservation District (HCD). This report has been prepared because alterations to designated properties require the approval of City Council. This report recommends approval of the application to dismantle and reconstruct the front portion of the existing building, to demolish the remainder of the building, and to construct a 10-storey high-rise apartment building behind the retained portion.

The proposal generally meets the Centretown HCD Guidelines, and the "Standards and Guidelines for the Conservation of Historic Places in Canada", and protects the established heritage value and attributes of Centretown.

RÉSUMÉ

Le bien-fonds situé au 100, avenue Argyle est désigné aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* et comme faisant partie du district de conservation du patrimoine (DCP) du centre-ville. Le présent rapport a été élaboré parce que les modifications à des propriétés désignées requièrent l'approbation du Conseil municipal. Le présent rapport recommande l'approbation de la demande de démantèlement et de reconstruction de la partie avant du bâtiment existant, de démolition de sa partie restante et de construction d'un immeuble résidentiel de dix étages à l'arrière de la partie conservée.

La proposition satisfait globalement aux lignes directrices du DCP du centre-ville et aux « Normes et lignes directrices pour la conservation des lieux patrimoniaux au Canada », tout en protégeant la valeur patrimoniale établie et les attributs du centre-ville.

BACKGROUND

The property at 100 Argyle Avenue is located on the south side of Argyle Avenue, mid block between Metcalfe Street and Elgin Street. It is directly adjacent to the Ottawa

Police Headquarters to the east, and across the street to the north is the Museum of Nature and its surrounding landscaped grounds, a property designated under Part IV of the *Ontario Heritage Act*, a “Classified” Federal Heritage Building, and a National Historic Site of Canada (see Location Map, Document 1). The property contains a two-storey (with a high basement) masonry office building with a surface parking lot at the side and rear. The building was constructed in 1955 as the purpose-built headquarters of the Canadian Labour Congress and includes a 1960s addition that was designed by Gilleland and Strutt Architects. The building features a modernist style limestone-clad front façade with brick cladding for the remaining elevations and wings (see Photos, Document 2).

The property is located at the southern boundary of the Centretown HCD, which was designated under Part V of the *Ontario Heritage Act* by the City of Ottawa in 1997. As part of the HCD study, an inventory evaluated each property for their contribution to the cultural heritage value of the HCD. 100 Argyle Avenue was identified as a Category 2 property. The Heritage Planning Branch is currently undertaking an update to the Centretown HCD Plan as part of the Centretown Heritage Study. The recent inventory completed for the on-going [Centretown Heritage Study](#) by the City’s consultant, ERA Architects, determined that the property would be considered a “contributing” property within the HCD.

The Centretown HCD was designated for its cultural heritage value as a late 19th and early 20th century residential neighbourhood within walking distance of Parliament Hill. It has traditionally been a neighbourhood where many national headquarters, embassies, and consulates are located, reinforcing Ottawa’s role as the nation’s capital. This area of the District in particular contains elements that express the strong association with the federal government and its role in shaping the city, such as the formal emphasis on the Metcalfe Street axis with the Museum of Nature at its south end, and Parliament at its north end (see Statement of Heritage Character in Document 3).

The original development proposal for the site was submitted in the fall of 2018 and was for a 21-storey high-rise building with 156 units, three levels of underground parking and some surface parking at the rear. The proposal was to demolish the existing building with the exception of the front façade, which was to be dismantled and reconstructed for incorporation as the lobby/atrium for the new building. The proposed building’s footprint was to project slightly forward from the neighbouring building to the west. Staff have since reviewed versions of the proposal at 16 storeys and 12 storeys.

The current proposal has been submitted requesting permission for a 10-storey apartment building. In order to facilitate the project, the proposal requires an Official Plan and Zoning By-law amendment as well as an application for Site Plan Control. A building permit under the *Building Code Act* will also be required.

DISCUSSION

Project Description

This proposed development is a 10-storey apartment building, which will require the removal of the majority of the existing building but will retain and integrate its front portion into the new construction as the lobby and main entrance (see Demolition Plan, Document 4). This will entail carefully dismantling, recording, storing and reconstructing this portion of the building, but shifted slightly to the east on the lot. Although relocated to the east, the façade will retain the existing front yard setback to maintain the generally consistent street wall on Argyle Avenue (see Site Plan, Document 5). The proposed building will contain 99 residential units with amenity space and storage on the ground floor, as well as two levels of below grade parking (see Site Plan, Elevations and Renderings, Documents 5, 6 and 7).

Proposed Conservation Strategy

In consultation with their consultant, Commonwealth Historic Resource Management, the applicant considered three options for retaining and incorporating the existing building into the proposed development:

- 1) retention in-situ (in place, on site) and lower the façade to its foundation (approximately two feet) to match interior floor levels;
- 2) dismantle, store and reassemble the façade slightly to the east on site as the main entrance/front lobby, lower the façade to match floor levels; and
- 3) a variant of Option 2, but instead of reassembling as the main entrance, it would be incorporated as an “architectural fragment” inside the lobby space.

Although Option 1 would be the most appropriate approach of the three from a heritage perspective, based on the requirements for below grade parking, it was determined that retaining the building in-situ would be difficult to achieve. Option 3 would allow for very little public benefit, given the location within the proposed building. Accordingly, the applicant is pursuing Option 2.

As part of Commonwealth's research work, historical evidence was identified that suggests that the design of the front façade of 100 Argyle was intended to have a greater prominence than the rest of the building. This is supported by the different construction materials and methods used at the front, from those used for the remainder of the building. As noted in the Conservation Plan, archival documents indicate that the Federal District Commission (predecessor to the National Capital Commission) who had jurisdiction over the design of buildings facing federal structures at the time, requested that the building have a contemporary, elevated design for the front façade that would respect the Museum across the street. The archival documents also strongly imply that the façade can be attributed to prominent Ottawa architect, James Strutt (see Conservation Plan, pages 2-3, Document 8).

Recommendation 1

Heritage staff are recommending approval of the proposal to carefully dismantle and reconstruct the front portion of the existing building and the removal of the remainder of the building in order to construct the new 10-storey apartment building. Heritage staff are generally supportive the proposal for the following reasons:

- Efforts have been made to mitigate the impacts of the proposal on the Museum of Nature.
- The overall cultural heritage value of 100 Argyle Avenue is conserved.
- The front portion of the building will be carefully dismantled, recorded, and stored for reconstruction. Following reconstruction, necessary conservation treatments on the façade will be undertaken.
- The overall cultural heritage value of Centretown is conserved and the project is consistent with Centretown HCD Guidelines.

1. Efforts have been made to mitigate the impacts of the proposal on the Museum of Nature.

The significant attributes identified by the consultant acknowledges the important contribution the existing building makes on this block of Argyle, but also its role adjacent to the Museum. The key consideration of this proposal was to mitigate the potential impact of the increased height adjacent to the Museum, as well as to ensure that the new building provided an appropriate backdrop, while still maintaining the prominence of the retained façade at the pedestrian level. The applicant has lowered the height of

the proposal from 21 storeys to 10, in an effort to provide a better transition to the height of the Museum across the street (see Renderings, Document 6). Additionally, stepbacks above the base and recessed balconies with glass guards help to provide articulation and massing relief.

The new building is designed in a contemporary style, so as not to compete with the impressive Beaux Art form and Tudor-Gothic elements of the Museum, but with subtle details meant to visually connect the two buildings. The proposal is organized in three sections: the retained limestone-clad base, a brown brick-clad middle section (the “belt”) and the tower with an ochre coloured brick cladding; all of which relate to the brown and buff coloured stones of the Museum. The “belt” features larger, regularly spaced windows with a more traditional solid-to-void ratio, which creates strong horizontal bands at each storey, similar to the stone string courses of the Museum. The tower features taller, narrower windows, relating to those of the upper floor of the Museum. The mechanical penthouse will be clad in grey metal panels in an effort to help it be as discrete as possible (see Renderings and Elevations, Documents 6 and 7).

The proposal will also result in an improved pedestrian experience through the removal of the existing surface parking lot at the side of the building and improved landscaping including new street trees and foundation plantings along the front façade (see Site Plan, Document 5 and 6). The applicant also intends to provide discrete lighting for Argyle façade. As detailed landscaping and lighting plans have not yet been developed, staff have recommended a condition that would require the applicant to provide these for approval through the Site Plan process, in order to ensure consistency with the Heritage Conservation District Guidelines.

2. The overall cultural heritage value of 100 Argyle Avenue is conserved.

The property at 100 Argyle was constructed in 1955 as the purpose-built headquarters for the Canadian Labour Congress (CLC). The building is a two storey structure with a high basement, clad primarily in grey brick, with the exception of the front façade and its east and west returns, which are clad in limestone. The 1996 heritage survey form notes that the building is a “very good example of mid-20th century commercial design.” The form identified the building as a Category 2 building in the HCD and assessed it as being compatible with the heritage residential environment, reinforcing the character of the area.

Based on the archival information, the consultant has identified the key attributes that embody the cultural heritage value of 100 Argyle Avenue (page 4 of the Conservation

Plan, Document 8). These relate to the design of the façade including its symmetrical form with projecting front entry bay, its stripped-down modern classical style elements, and use of Queenston limestone. The consultant also identifies the significant association the building has with modernist architect James Strutt (i.e. the addition and likely the façade) and with the federal government, as an example of the influence different levels of government had on the design of the properties in capital. The proposed alterations retain and rehabilitate the most significant portion of the building; its symmetry and modernist elements will be retained and conserved through the reconstruction. Despite the removal of the majority of the building and the Gilleland and Strutt addition, through the retention of the façade, the association with James Strutt and the history of its design will continue. Once reinstated, the façade will be set forward from the “belt” and tower, so that it remains the focal point on the site. Efforts have also been made to reference and relate the design of the new construction to the historic façade, by aligning windows, choosing similar coloured materials, and extending the bay of balconies down from the tower to the “belt” to help balance its overall proportion.

The identified attributes also recognize the important contribution the building makes to Argyle Avenue and its important relationship with the Museum of Nature National Historic Site across the street. In order to meet the necessary separation distances of the new tower, while also integrating the façade into the new building and maintaining its symmetry, the retained front portion will be shifted to the east of the site. While relocating or moving any building or character-defining element is not the usual recommended conservation approach, it will remain within its current lot, and retain its important attributes, including its front setback. This will ensure that the façade continues to contribute to Argyle Avenue and the relationship with Museum will be maintained.

In order to accommodate the new ground floor uses, some interventions to the existing façade are proposed. In order to provide universal accessibility to the completed project, the proposal includes removal of the existing front steps, door sill, and bottom two feet of the façade and its doorway to lower it grade. The granite door surrounds and the window wells will be retained and reinstated.

- 3. The front portion of the building will be carefully dismantled, recorded, and stored for reconstruction. Following reconstruction, necessary conservation treatments on the façade will be undertaken.**

The heritage consultant has already undertaken comprehensive recording and documentation in the form of as-found drawings of the front façade. Staff have recommended a condition that these drawings, as well as photo documentation of the remainder of the building, including the 1960s addition by Gilleland and Strutt be provided and submitted to the City archives. Section 7 of the Conservation Plan (Document 8) notes that the applicant intends to dismantle, store and reconstruct the limestone façade on a new back-up wall as the base of the new building. This includes any necessary further documentation, numbering each component for storage, and then carefully dismantling each component from the top down. Pages 4 and 5 of the Conservation Plan include an illustration outlining the phased approach for undertaking this work, prior to the demolition of the building; the detailed methodology for dismantling and how the components should be stored is outlined on pages 13 and 14 of the Conservation Plan (Document 8).

When the façade is ready to be reinstated, the general approach will be a combination of “rehabilitation” and “restoration”, based on the original and documented drawings of the existing building and making any repairs using re-purposed or like-for-like materials. The applicant’s intention is to secure the reinstated stone cladding with metal anchors to the new concrete block back-up wall in order to meet Ontario Building Code requirements; this approach is similar to the existing construction method. Any stones that require replacement will be replicated in form, dimension and colour or if possible, limestone blocks may be repurposed from within the area wall enclosure for the façade. Any conservation treatment (descaling, stabilization cracked stones, cleaning) is to be completed following reassembly (see page 14 of the Conservation Plan, Document 8).

In addition to the securities to be taken through the Site Plan Control application, given the risk associated with the dismantling, storing, and reconstruction of the façade, staff are recommending that the owner be required to provide a Letter of Credit in an amount equal to the estimated cost to replace and reconstruct the façade and its elements in the event of any damage or unforeseen circumstance. This Letter of Credit would be required prior to the issuance of any permits under the *Building Code Act* and would be held by the City until the reconstruction is completed. The amount of this security and details of the agreement will be determined through negotiations between Heritage and Legal staff and the applicant.

- 4. The overall cultural heritage value of Centretown is conserved and the project is consistent with Centretown HCD Guidelines.**

As part of the Centretown Heritage Conservation HCD Study, a set of guidelines were developed to conserve existing buildings while also managing how change could occur without impacts on the area's cultural heritage value. The cultural heritage value of Centretown as defined in the Statement of Heritage Character identifies the area's historical significance as the residential neighborhood for Parliament Hill. This area of Centretown is also characterized by the clusters of professional offices, headquarters and other institutional buildings.

The HCD study does not have specific policies on demolition but notes that it requires Council approval. The study also recognizes that "there has been a continuous process of construction, alteration, demolition and infill over the years" within the HCD. While the removal of the majority of the existing building is significant, the proposed retention and incorporation of the façade of the existing building will allow for the history of 100 Argyle as the former CLC headquarters to continue to be told. The proposal for a new apartment building will also allow for the traditional residential use to continue.

The Centretown HCD Study has guidelines for the conservation of institutional and other purposed-designed buildings such as the existing building at 100 Argyle Avenue that express the cultural heritage value of Centretown. The Guidelines (VII.5.4) speak to retaining and conserving character-defining features that contribute to their landmark qualities and ensuring that any alterations or additions respect and reinforce the quality of their original design. Staff are generally supportive of the application given the retention and conservation of the façade, which will maintain the quality of the original design, maintain the visual relationships with the surrounding properties on Argyle, and recognize the important relationship with the Museum.

Staff are also supportive of the application as the new construction is generally consistent with HCD Guidelines related to new residential infill (VII.5.6). They are as follows:

HCD Guidelines VII.5.6

1. All infill should be contemporary design, distinguishable as being of its time. However, it must be sympathetic to the heritage character of the area and designed to enhance these existing properties rather than calling attention to itself.

The proposed development meets the Centretown Guidelines as the design is contemporary in style, but also sympathetic to the heritage character of the area. The

building's use of stepbacks and material palette are consistent with those surrounding properties, which help it to blend with its context.

2. The form of new infill should reflect the character of existing buildings on adjoining or facing properties. The buildings should normally be three or four storeys in height, with massing and setbacks matching earlier rather than later patterns still evident in the immediate area.
3. Single family homes, rowhouses, and townhouse developments should reflect the rhythm of early lot development, with gables, balconies, or other features providing an appropriate scale. Small multiple-unit residential developments should reflect the U-shaped and H-shaped patterns of earlier examples with emphasis on the entrances.

The Museum of Nature and its landscaped grounds make up the entire block on the north side of Argyle Avenue, between Metcalfe and O'Connor Streets. The south side of Argyle Avenue contains a mix of residential and institutional buildings: to the east is the Ottawa Police Headquarters, a three-storey concrete complex of buildings; and to the west there are a mix of low-to mid rise buildings, some residential that have been converted to commercial use, featuring ranging construction dates, heights, massing and architectural styles. At the corner of Argyle and O'Connor is the YMCA building at 16 storeys. Catherine Street and the 417 Highway are within the next block to the south.

The proposed building is contained within the existing lot and does not require any consolidation. The footprint of the new building is generally rectangular in form, will cover the majority of the lot and will maintain the front yard setback to be consistent with the surrounding properties. Together with the retained façade as the front entrance to the new building, and the removal of the surface parking lot at the side, the proposal will maintain the rhythm of the historic streetscape.

The proposed height is taller than the established character of this area, the Museum, and taller than the direction provided in the guidelines. A stepback above the base, together with the proposed material pallet and the use of balconies have also been introduced to respond to the guidelines and help reduce the visual impact from the public realm. In general staff are supportive of the proposed height, given the site's location near the high traffic area adjacent to the 417 Highway, the mitigation measures implemented including the use of stepbacks and compatible materials, articulation and window openings which relate to the Museum and surrounding properties, as well and the improved cohesive streetscape.

4. Brick veneer should be the primary finish material in most areas, to maintain continuity with existing buildings. Trim materials would commonly be wood and metal; the details at cornices, eaves, and entrances should be substantial and well detailed. Colours should be rich and sympathetic to existing patterns. Lighting should be discrete and can be used to highlight architectural features.

The proposed mix of brown and ochre brick, reflects the material palette of the surrounding buildings on Argyle, and that of the Museum across the street. The grey metal panels for the mechanical penthouse have been used to reduce the overall appearance at the top floor. A condition has been proposed to ensure the final materials will be consistent with the guidelines. The main entrance is well detailed and defined through the incorporation of the existing front façade. The details of the lighting are to be reviewed as part of the Site Plan process, but the applicant has indicated that the lighting will be discrete and will not detract from the Museum or surrounding buildings.

Centretown Secondary Plan and Centretown Community Design Plan

The Centretown Secondary Plan encourages the rehabilitation and re-use of heritage buildings. The Centretown Community Design Plan has specific guidelines for new buildings that front directly on the Museum of Nature as well as general direction for infill. These include: treating infill surrounding the Museum as “background buildings”; using compatible materials; strengthening the park setting through appropriate landscaping; aligning setbacks of new buildings with those of surrounding properties; using massing techniques such as stepbacks, balconies and other façade modulation to appropriately transition and be compatible with adjacent heritage buildings.

The proposal is consistent with the guidelines of the Centretown CDP. The reconstructed façade will maintain the existing front yard setback with improved front yard landscaping. The stepback above the reconstructed front portion provides an appropriate transition to the Museum across the street. The proposal includes a mix of balconies and window styles which help break up the massing of the upper floors. The brown and stone colour brick of the upper floors also help the new construction blend with its context, so as not to detract from the Museum or other surrounding heritage properties.

Standards and Guidelines

City Council adopted Park's Canada's “Standards and Guidelines for the Conservation of Historic Place in Canada” in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources.

Heritage staff consider this document when evaluating applications under the *Ontario Heritage Act*.

The following Standards are applicable to this proposal:

Standard 1:

a) Conserve the heritage value of an historic place; Do not remove, replace, or substantially alter its intact or repairable character-defining elements; Do not move a part of an historic place if its current location is a character-defining element

Standard 10: a) Repair rather than replace character-defining elements; b) Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace with new that match the form, material and detailing of sound versions of the same elements.

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

Part b) requires an addition to be subordinate to the historic place. This is best understood to mean that new elements or additions must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large well-designed addition.

The proposal conserves the overall cultural heritage value of the building at 100 Argyle Avenue, while balancing the requirements associated with the new development. The proposal retains and rehabilitates the most significant portion of the building—the principle façade. While relocating the reconstructed façade is not typically considered best practice in heritage conservation, it will remain on the same lot, and maintain the existing front yard setback. Accordingly, the visual relationship to the museum will be preserved and the street wall on Argyle Street will remain consistent. The existing building in its entirety will be documented so that its significance is recorded.

The façade of the existing building will be integrated into the new 10-storey apartment building. Once reinstated, any required conservation treatments will be undertaken and only where necessary will replacements be made “in-kind”. The design of the “belt” and tower portions of the new building are contemporary in style, while referencing elements

of the historic façade and the adjacent heritage buildings in order to relate to its surroundings. The material palette and the use of stepbacks helps to mitigate the impact of the proposed height on the Museum and Centretown HCD. These elements help the proposal to be a background building.

Despite the negative impact of the demolition of a large portion of the building, the overall proposal generally meets Standards 1, 10 and 11 because the heritage value and attributes of the existing building and the Centretown HCD are conserved, the impacts to the Museum have been mitigated, and the design of the new building is compatible with its surrounding context.

Guidelines

18. Working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character defining elements and overall heritage value of the historic building.

The proposed alterations to lower the façade and the front entrance represents a reasonable alteration for the front façade. The applicant considered the introduction of a ramp system, however given the width of the building, the number of ramps required would have obscured and detracted from the front façade. Staff are of the opinion that the proposal to lower the entrance represents an appropriate solution that balances accessibility while preserving the physical character-defining attributes of the façade.

Cultural Heritage Impact Statement and Conservation Plan

Section 4.6.1 of the City of Ottawa Official Plan requires that a Cultural Heritage Impact Statement (CHIS) be submitted where an alteration “has the potential to adversely affect the heritage conservation district.” A CHIS, several addendums and a Conservation Plan were prepared in support of the application in its various forms, by Commonwealth Historic Resource Management. All previous versions have been uploaded to the City’s [DevApps website](#) and the most recent addendum has been attached as Document 9. Heritage staff have reviewed the documents and have determined that they meet the requirements of the City’s Guidelines for Cultural Heritage Impact Statements. The CHIS notes that:

Commonwealth has worked with the development team to ensure that the development supports the concept of protection and reuse of a valuable heritage resource. The new build is compatible with the Centretown Heritage

Conservation District and its expectations. The development respects the defined values of the urban grain, introduces a scale and visual relationship to the Museum landscape, and reflects the forms and materials of the two adjacent buildings (Ottawa Police Headquarters, and 110 Argyle Avenue.)

The CHIS concludes that “the new development is distinguishable and of contemporary design and demonstrates a sensitive integration with the heritage building and its context.” Heritage staff generally concur with the findings of the CHIS.

Conclusion

The proposed alterations to 100 Argyle Avenue generally conform with the Standards and Guidelines, and the Centretown HCD Guidelines. The identified heritage value and attributes of the Centretown HCD and the overall heritage value of the existing building will be conserved through the retention of the façade and the design of the new construction as a “back-ground” building. With the efforts made to reduce the height of the proposal and to improve its compatibility through materiality, use of step backs and other design elements, there will be limited impacts on the Museum of Nature and its surrounding context. The proposed conditions recommended in this report will provide assurances to the City that the work will be undertaken in a manner that will protect the façade during its dismantling, storing and reconstruction and result in a project that will allow the history of the existing building to continue to be told through the new development. For these reasons, staff recommend approval of this application.

Recommendation 2- Minor Design Changes

Minor design changes may emerge during the working drawing phase of the project and through the site plan process. As is common practice for heritage applications, this recommendation is included to delegate the authority to the General Manager, Planning, Infrastructure, and Economic Development Department to undertake these changes.

Recommendation 3- Heritage Permit Expiry

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A three-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 it is consistent with the Provincial Policy Statement 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Heritage Ottawa was notified of the application on December 9, 2020.

The plans were posted on the City's DevApps website on December 7, 2020.

Neighbours within 30 metres of the property were notified of the application and meeting dates and offer the opportunity to provide written or verbal comments.

The Centretown Community Association was notified of the heritage permit application on December 9, 2020.

The previous 21-storey iteration of the proposal also went to UDRP in February 2019. The panel was generally of the opinion that the proposed tower at the time would not be in keeping with the character surrounding the Museum of Nature. The panel provided recommendations for improving compatibility with the streetscape and Museum, many of which have been incorporated in the most recent iteration.

COMMENTS BY THE WARD COUNCILLOR

Councillor McKenney provided the following comments:

“The applicant worked through several iterations of this proposal to ensure the character of 100 Argyle and the surrounding Centretown Heritage Conservation District were respected. The design has changed significantly since the first submission and I appreciate the applicant's willingness to work with staff and my office on a final design that will integrate with the surrounding environment.

The materials chosen for the podium and tower not only match the retained façade, but also reflect the materiality of the Museum of Nature across the street. The height of the podium mirrors the height of the Museum of Nature and does not overwhelm this heritage building. Reducing this building to 10 storeys from 21 storeys will also allow the design to more easily blend into the background and not detract from this well-visited national site.”

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new building will be required to meet the accessibility criteria contained within the Ontario Building Code. The Accessibility for *Ontarians with Disabilities Act* requirements for site design will be reviewed through the application for Site Plan Control.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities: Promote Safety, culture, social and physical well-being for our residents.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on March 1, 2021.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Current Condition Photos

Document 3 Statement of Heritage Character

Document 4 Demolition Plan (distributed separately)

Document 5 Site Plan (distributed separately)

Document 6 Renderings/Streetscape Perspectives (distributed separately)

Document 7 Elevations (distributed separately)

Document 8 Conservation Plan (distributed separately)




Document 9 Cultural Heritage Impact Statement Addendum #4 December 2020
(distributed separately)

DISPOSITION

City Clerk's Office, Council and Committee Services, to notify the Applicant, 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-ARGY100	20-1086-L	 100 av. Argyle Ave.	
I:\CO\2020\Heritage\Argyle_100			
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<small>©Les données de parcelles appartiennent 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 - 2020 / 12 / 04		 <small>NOT TO SCALE</small>	

Document 2 – Current Condition Photos







Document 3- Statement of Heritage Character

Centretown has always been a predominantly residential area, functionally linked to Parliament Hill and the structures of government. Over the past century, it has housed many individuals important to Canada's development as a nation.

The built fabric of this area is overwhelmingly residential. It is dominated by dwellings from the 1890-1914 period, built to accommodate an expanding civil service within walking distance of Parliament Hill and government offices. There is a wide variety of housing types from this period, mixed in scale and level of sophistication. It had an early suburban quality, laid out and built up by speculative developers with repetitive groupings.

There is a sprinkling of pre-1890 buildings on the north and south perimeters, which predate any major development. There are also apartment buildings constructed and redeveloped during the 1914-1918 period in response to the need to house additional parliamentary, military, civil service and support personnel. In the recent 1960-1990 period, the predominantly low-scale environment has been punctuated by high-rise residential development.

Over the past century, this area has functioned as soft support for the administrative and commercial activity linked to Parliament Hill. In addition to residences, it has accommodated club facilities, organizational headquarters, institutions, professional offices and transportation services, all associated with Ottawa's role as national capital. Conversely, many of the facilities that complement Centretown's existence as a residential community have traditionally been situated in the blocks between Laurier and Wellington, closer to Parliament Hill.

Centretown has one major commercial artery, Bank Street. This street predates the community of Centretown both as a commercial route and as the major transportation corridor between Parliament Hill and outlying areas to the south. Bank Street has always serviced the entire area, with secondary commercial corridors along Elgin, Somerset and Gladstone in select locations and time periods. The Bank Street commercial corridor broadens onto associated side streets in periods of intense pressure, then narrows back to the street itself with commercial activity in decline.

Centretown itself has always been an access route to Parliament Hill. There is a long-standing pattern of north/south movement through the area by outsiders. Over the years, this pattern has been supported by livery locations, streetcar routes and automobile traffic corridors. Long distance travellers have traditionally arrived on the

transportation corridor that marks the south boundary of the area- originally the Canadian Atlantic Railway and later its replacement, the Queensway. Travel within Centretown occurs east/west radiating from Bank Street.

As the federal government's residential quarter, planning initiatives in Centretown have been influenced by both federal and municipal authorities. Federal intervention in this area has established some of its unusual qualities such as the formal emphasis on the Metcalfe Street axis, early enhancement of its residential quality, and a number of its parks and services. The streetscapes have traditionally been enhanced by extensive public tree planting and other hard and soft landscape features, many of which have been in decline since the period of extensive tree removal in the 1930s and 40s. However, the scale and texture of the heritage streetscape are still discernable.

This area is unique both as an early residential suburb and as the temporary and permanent home of many of those who have governed and shaped the nation.