



COMMONWEALTH



CULTURAL HERITAGE IMPACT STATEMENT

100 Argyle Avenue, Ottawa ON

Revision #4

Prepared For: Colonnade BridgePort

By: John Stewart Commonwealth Historic Resource Management

Introduction

The purpose of the CHIS is to identify the cultural heritage resources and values that may be impacted by the construction of a ten storey residential tower at 100 Argyle Avenue. The proposed development is located in the south-east corner of the Centretown Heritage Conservation District (HCD), which has been designated by the City of Ottawa under Part V of the Ontario Heritage Act (OHA) (By-law 269-97).

This CHIS follows the content is a modified version of the outline recommended for Cultural Heritage Impact Statements. The proposed development of 100 Argyle Avenue has gone through a number of iterations responding to the design changes going from a 21-storey high-rise, a 16-storey development, a 12 storey and this submission assessing a 10-storey proposal. Revision #4 is part of the Cultural Heritage Impact process setting out the applicant's response to the most-recent comments and feedback provided by the City.

The following is a consolidation of the research and assessment undertaken within the CHIS mandate. The project has been underway since 2018 and understandingly has gone through a number of changes. The report draws from earlier versions in an effort to summarize the assessment that balances the development expectations of the applicant with those of the City's planning and heritage staff.

Owner and Contact Information

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Site Location, Current Conditions, and Introduction to Development Site

The property is located mid-block fronting onto the south side of Argyle Avenue within the Centretown Heritage Conservation District. The block is bound by Argyle Avenue to the north, Metcalf Street to the west, Elgin Street to the east, and Catherine Street and Highway 417 (the Queensway) to the south. The property is enclosed by the City of Ottawa Police Headquarters (1983) to the east and south, and private property to the west. Initially developed in the late 19th century with single detached and semi-detached residences typical of the period, redevelopment of the area commenced in the 1950s with the removal of the railway lines and sidings to the south and the completion of the Queensway.

100 Argyle Avenue is located across the street from the Museum of Nature, which is a 'Classified' federal heritage building. The Museum, constructed in 1912, is a National Historic Site designed in the Gothic Revival/Scottish Baronial style. The grounds encircling the museum have been identified as an area in Centretown that has a unique sense of place that must be given special attention to preserve that character. Infill buildings in the area must demonstrate how they integrate with existing surroundings and contribute to the enhancement of the areas' character. Infill buildings are to have exemplary architecture.

The 2 ½ storey stone clad building at 100 Argyle Avenue was identified as a Group 2 building of heritage significance. The Heritage Survey and Evaluation Form prepared by the City in 1996 as part of the district study, notes the building was constructed between 1949 and 1956. Research has narrowed the date of completion to 1955 and identified the Canadian Labour Congress as the prime tenant of the building when constructed. Documents also strongly support the notion that James Strutt redesigned the front part of the building at the request of the Federal Improvement Committee. A two-storey addition was completed in 1960 to the design of Gilleland & Strutt Architects (LAC James Strutt Collection). The CLC occupied the building through to 1973 when a new headquarters was constructed on Riverside Drive.



Figure 1: Block plan of the area to the south of the Museum of Nature. Development site arrowed.

Built Heritage Context and Street Characteristics (Neighbourhood Character)

The south side of Argyle Avenue extending from Metcalf to Elgin Street was developed between 1955, with the construction of the CLC building at 100 Argyle Avenue, 1966 with the construction of the former Branch 16 of the Legion at 110 Argyle Avenue to the west (figure4), and the 1983 construction of the Ottawa Police Headquarters to the east and south of the development site. From the corner of Argyle Avenue and Metcalf Street there is a cluster of two and three storey brick clad residential form buildings and a three storey brick clad apartment building.

The street characteristics vary and are a reflection of the time in which each building was constructed. The section of streetscape extending along the Ottawa Police Headquarters frontage consists of soft landscape (grass, and shrub beds) and a row of Norway Maples bordering Argyle Avenue. The section of streetscape at 100 Argyle Avenue consists of asphalt parking with soft landscape (grass, plants, and shrub beds) in front of the building façade. At 110 Argyle Avenue is a mix of asphalt and grass. The buildings are uniformly set back from the street with the exception of the police headquarters. Directly across the street is a service entrance and museum parking lot.



Figure 2: Contextual view looking south towards the main entrance of the Museum of Nature. The museum set in a park, provides a distinct environment for the buildings surrounding the open space.

The City of Ottawa maintains a Heritage Reference List (HRL) that identifies and categorizes heritage properties. Category 1 properties are highly significant heritage resources registered on the City of Ottawa Heritage Register and may have been designated under the Ontario Heritage Act (OHA) or have been recognized by other levels of government. Category 2 and 3 properties are considered to be contributing buildings as they contribute to the overall heritage character and value of the district. Category 4 buildings are non-contributing to the heritage character of the area. The specific categorization of the buildings within 35m or adjacent to the development site are shown below. In the new plan that is underway these categories have been replaced with a designation of either contributing or non-contributing

Building Address	Heritage Reference List	Part 5 OHA	Building Type
100 Argyle Avenue	contributing	yes	Commercial
110 Argyle Avenue	contributing	yes	Commercial
114 Argyle Avenue	contributing	yes	Residential / Office
116 Argyle Avenue	contributing	yes	Residential / Office
122 Argyle Avenue	contributing	yes	Residential Apts.
240 McLeod Museum of Nature	FHBRO Status Classified	yes	Museum



Figure 3: Contextual plan view buildings focusing on the museum.



Figure 4: View of 110 Argyle Avenue the former Canadian Legion Branch 16 is an elegant modernist expression. Source: Google Earth



Figure 5: View of Windsor Arms at 150 Argyle Avenue just west of the development site forming part of the streetscape south of the museum. Source: RLA Architecture.



Figure 6: View from Elgin Street looking west on Argyle Avenue. The Museum of Nature is to the left and the building at 100 Argyle Avenue to the right. There is a significant grade change between the south side of Argyle Avenue and the Museum of Nature lands to the north. Source: Google Earth

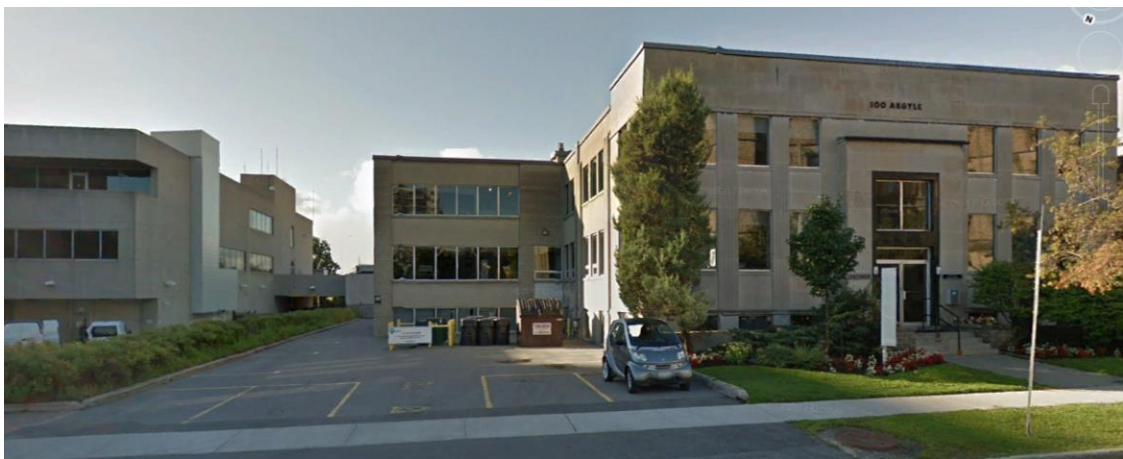


Figure 7: Context view of 100 Argyle Avenue and a portion of the City of Ottawa Police Headquarters. Source: Google Earth



Figure 8: View of 114, 116, and 122 Argyle Avenue to the west of the development site are categorized as Grade 2 heritage buildings. Source: Google Earth

Architectural Expression and Design Intent

The applicant believed there was merit in seeking additional height than the allowable 9-storeys and proposed a tower of 21-storeys. The CCDP Section 6.2 Building Approach, Maximum Height Considerations Plan pg. 88 identifies the area directly south of the development site bordering Catherine Street to be an appropriate area for high-rises of 25 stories. In part because of the property's location across the street from the Museum of Nature. The city recommended that the height be reduced. A second submission with a tower of 16 storeys was also discouraged, as was a 12 storey submission.

With the applicant's 10-storey submission, heritage staff identified a number of concerns in a letter to the architect. The letter outlining Roderick Lahey Architects Response to Urban Design comments 2020.10.23, is attached as appendix B.

The development proposal is to construct a ten storey residential midrise tower with two levels of below grade parking. There will be 99 residential units on 9 floors (Levels 2-9). The architectural renderings illustrate the before and now versions responding to comments.

The proposal also includes the dismantling and reinstallation of the stone cladding from the front portion of the existing building as well as the installation of the cladding on a new back-up wall. The reassembled front portion of the building will form a two and one half-storey entrance lobby to the building.

Earlier concerns, including the conservation approach were raised by heritage planning staff in a memo to Anne Fitzpatrick March 14, 2020 and her response (see below). A separate report addresses the conservation issues associated with dismantling and reconstructing the front part to the building.

1. demolish the rear portion of the existing building
2. retain the front portion (façade) of the building; include details of the portion being retained; permit its dismantling and storage off-site,
3. reconstruction of the front portion of the building in its entirety east of its original location but set at the same setback from the street as the existing location with the new tower behind,
4. the (Strutt) façade utilized as the front entrance bay set proud to the street,
5. retention of the window wells and lowering of the entrance to permit an accessible entrance,
6. undertake a design of the mid-rise tower that is respectful of the modernist character of the façade. This would include a simplified design that is compatible with the existing building and the use of material (brick or stone) similar to the colour of the existing building,
7. recommended tower height of 9 storeys to meet the secondary plan and therefore, respect the height of the adjacent museum.

Context

With its location overlooking the museum grounds, the context was an important factor in assessing the mid-rise's impact on the museum and the precinct. As noted from the visual analysis, the new development will retain a visual relationship with its neighbours on Argyle Avenue. Views from across the park suggest that the mid-rise will not adversely overwhelm the museum.



Figure 9: Contextual views clockwise - East on Argyle Avenue, Southwest across the Museum's parking lot, From the rear of the Museum looking east, and From Elgin Street looking west. Source: RLA Revised October 2020

Tower Height

The proposal is for a ten-storey mid-rise residential apartment that responds to the many discussions with the applicant and City planning and heritage staff over the last two years.

In April 2020, the City planning department indicated concerns with the applicants request for twelve storeys and subsequently provided a model that would be considered. In this model, it would be subject to meeting the following:

- The heritage conservation approach discussed with staff ensuring that the overall design and architecture speaks to the existing building and its location across from a National Historic Site.
- A building base that reflects the height of the museum.
- Strong reference to the height of the museum (i.e. setback).
- Additional storeys meeting the intent of the high-rise guidelines (tower separation).
- Mechanical rooms being integrated into additional storeys as to not show as an additional projection.

The 10-storey proposal incorporates the Strutt façade as the prominent part of the new design sitting proud with the window wells retained and the entrance lowered to provide an accessible entrance. The front portion of the building is reconstructed in its entirety east of its original location but set at the same setback from the street as the existing location with the new mid-rise behind, as requested by heritage staff. The treatment of the mid-rise is respectful of the modernist character of the Strutt façade with a fenestration pattern that plays off the symmetry of the entry, and a palette of material and colour, complimenting the limestone of the existing. Datum lines of the 2 ½ storey foyer maintain a relationship to neighbouring buildings, and the architectural delineation at the fourth floor relates well with the museum across the street. The impact of shadowing and shade are minimal through most of the year with noticeable shading of the museum occurring in December and only for less than two hours in the mornings. The mechanical room is integrated as an additional storey as requested.

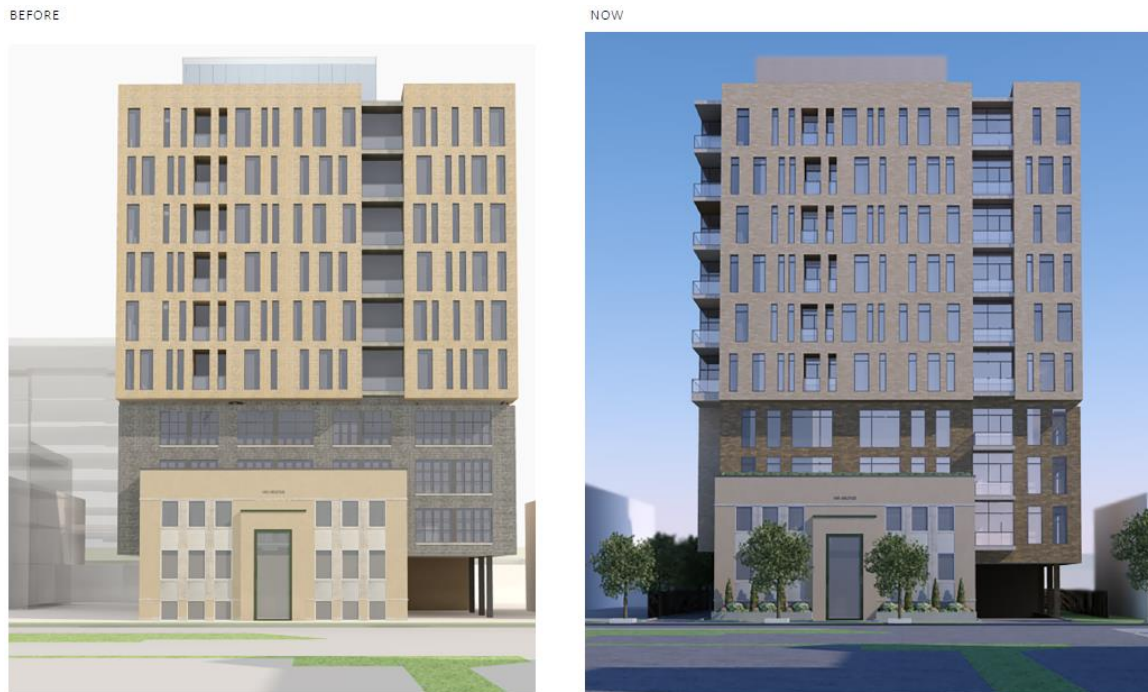


Figure 10: Before and Now Views of the front façade responding to the City's letter, include the relocation of the vertical slot balconies in the upper 'box' further west, and removal of a portion of the upper box at the north east corner. This establishes an alignment of the heritage façade and the volume; changing the tone of the dark grey brick of the 'belt' zone to a darker brown; and introducing the glazing pattern directly above the heritage facade in the 'belt' zone. The glazing in this area now has an expressed 'local symmetry' so it acts as a mediator between the symmetrical heritage façade and the more dynamic upper façade of the 'box'. Source RLA 2020

The Front Portion

The limestone clad portion of the original building will be relocated to align with the tower and will serve as the main lobby entrance and an integral part of the podium. A four-storey podium wraps around the building, and from the street view appears to float above the main floor. This shift as far easterly as possible minimizes any shadowing of the museum. Lastly, the heritage façade set proud will be part of street wall on Argyle Avenue.

The tower's material expression is a play of tone on tone utilizing a clay brick that echoes the colour of the foyer's limestone cladding, with the podium a darker brown coloured clay brick. The major portion of the tower expressed in a colour similar to the limestone, helps to keep a slender profile to the body of the upper portion.

The approach to the conservation of the front façade will involve the dismantling and reconstruction of the limestone cladding on a new back-up wall. The first floor level will be lowered, and a new floor structure inserted approximately 2' below the existing level at the main entrance. This will entail the removal of the limestone doorsill and portions of the wall below to the level of the concrete foundation. The existing entrance steps, which are not original, will be removed and a new entrance assembly installed.

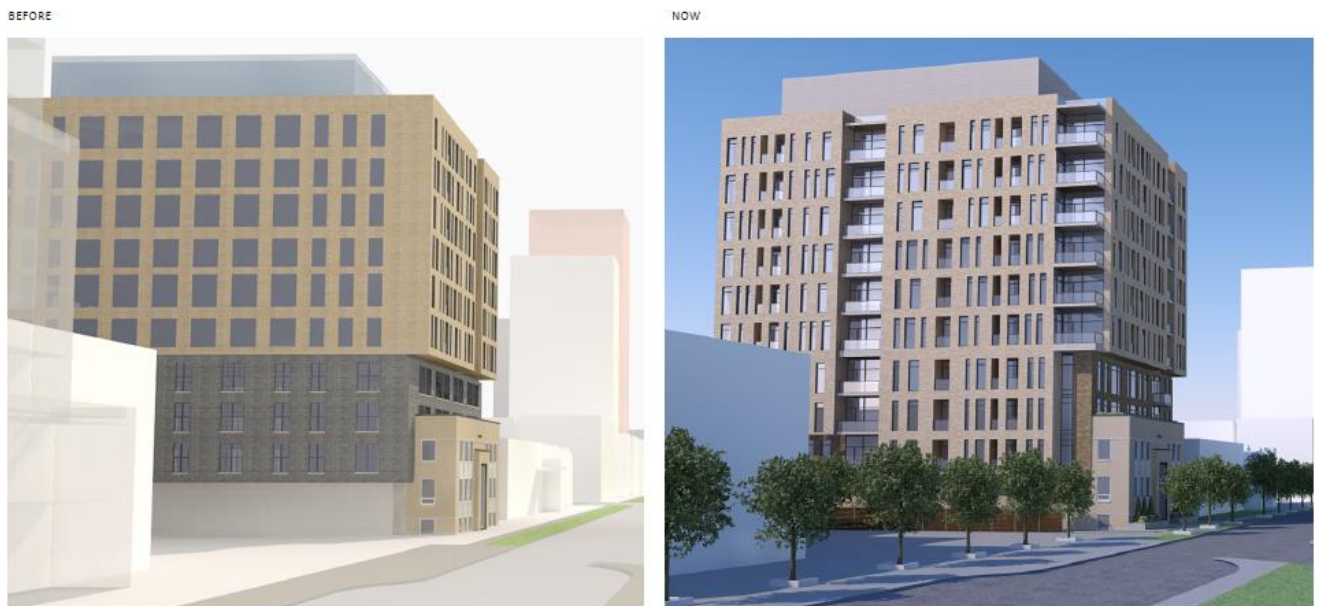


Figure 10: Before and Now Views, responding to the City's letter illustrate a section of the 'box' along the east façade extending down, which accomplishes two things. It now loosens the static divisions between the three distinct zones, and it allows the 'box' to frame the heritage form from the easterly vantage points along Argyle Avenue. Source: R Lahey Architects 2020.

IMPACT OF THE PROPOSED DEVELOPMENT

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the Centretown Heritage Conservation District (CHCD) from two perspectives:

- the impact of a ten storey mid-rise rise to the Museum District Special Character Area and broader city plan; and,
- the appropriateness of conserving only part of a listed building designated under Part 5 of the Ontario Heritage Act and integrating it into a mid-rise tower.

Documents used to determine impact, include: CHCDP framed the discussion along with Centretown Community Design Plan (CCDP), The Museum of Nature Section 6.4.5 of the CCDP, FHBRO, the Heritage Overlay, and Standards and Guidelines. Urban Design Guidelines for High-Rise Housing was also referenced.

Centretown Heritage Conservation District Study

The CHCD 1997 Study is in the process of being revised. It had not been updated since changes in the Ontario Heritage Act in 2005. Prior to the update of the act, demolition could only be postponed, not blocked. As a result, there is no discussion related to demolition and/or the integration of an existing building into a new development. Over the years, its short comings have been addressed through the Heritage Overlay, as well as the CCDP, and Urban Design Guidelines for High-rise Buildings.

- *With regard to height, the 1997 Centretown HCD does have a policy regarding the conservation of Commercial and Mixed-Use Infill (VII.5.5). It is limited and does not address high-rise development, recommending heights limited to three or four storeys, with setbacks that match adjacent properties.*
- *With regard to demolition, in VII.5.3 of the plan, there is reference to a building's evolution retaining enough of the original form, material and decorative work to give a strong sense of historical character of the streetscape. The concept that character defining features of heritage buildings can be protected and properly integrated with new development is not explored as part of the study's management strategy.*

Centretown Community Design Plan (CCDP)

The Centretown CDP came out strongly in favor of reviewing the Centretown HCD, including the boundaries and categorization of heritage resources (Group 1, 2, 3, and 4). As stated in the CDP, a "finer grain approach would more clearly define where the specific intact groupings of heritage buildings are on a street by street basis. This street by street approach is underway and will allow for infill development based on their relationship to their immediate context and the character of their street.

The subject property is designated "Residential Mixed-use" in both the Centretown CDP and the implementing Centretown Secondary Plan and permits a building height of nine (9) storeys. Properties to the south abutting Catherine Street have permitted heights of 25 storeys.

Section 6.5 of the CDP contains Heritage policies regarding integration and context. The CDP states that Group 1 and Group 2 heritage buildings must be protected and properly integrated

with new development. The CDP encourages restoration, reuse or integration of heritage structures into new low-rise, mid-rise or high-rise building development.

When integrating a heritage structure into a mid-rise building, the following guidelines apply:

- New development should respect and be sensitively integrated with the heritage building and context and consistent with existing heritage plans and policies. It should be distinguishable and of sympathetic contemporary design, which does not detract from or overpower the original *building*.

Discussion: *See figure 9 and 10. The before and now renderings are useful in understanding the effort made to integrate the new build to the street and incorporate the limestone façade.*

- New development should be respectful of key heritage elements. This can include, but is not limited to building setbacks, cornice lines, façade horizontal and vertical articulations, opening sizes, proportion and rhythm, and building materials. New development should maintain a cornice line consistent with the existing heritage building through appropriate setback(s).

Discussion: *The reconstructed front and side facades of the building will be retained and incorporated into the new development as part of the building's podium to the proposed mid-rise. This will maintain the existing cornice lines, horizontal and vertical articulation of the façade, opening sizes, proportion and rhythm and building materials all of which are key heritage elements.*

- Where heritage buildings are low scaled, the podium of a new building will respect and reflect the urban grain and scale, visual relationships, and materials of the surrounding historic building(s). Compatible building materials should be used. Creative use of materials is encouraged.

Discussion: *The foyer will consist of the stone cladding. The intent is to dismantle the stone cladding and reconstruct it on a new backup wall in a location east of the original position within the site. The development respects and reflects the existing urban grain and scale, visual relationships, and materials of the two adjacent buildings (Ottawa Police Headquarters, and 110 Argyle Avenue.*

- When adding a new building adjacent to a heritage building or streetscape, the following guidelines shall apply:
 - Use compatible materials.
 - Use setbacks, front and side, to appropriately transition with adjacent building heights.
 - Minimize the use and height of blank walls.
 - Inform new development with adjacent building ground floor heights and heritage character to enhance the public realm.
 - Modulate façades through the use of vertical breaks and setbacks in a manner that is compatible with the surrounding heritage structures.

Discussion: *The proposed development incorporates the front portion of the existing 2.5-storey office building, as a residential lobby. Façadism or the retention and incorporation of only the façade of the building is not considered to be good conservation practice. In the case of 100 Argyle Avenue, its retention stems from the original design as a front piece responding to the Ottawa Improvement (National Capital) Design Committee request that the façade be redesigned using limestone in a more contemporary manner.*

The entrance to the reconstructed front foyer will be kept at the same distance from the front lot line, shifted to the east, with the front entrance set at grade. The modification of the main

entrance level to the building is an acceptable conservation approach within the context of a building 'rehabilitation' in order to meet accessibility objectives. 'Rehabilitation' involves the sensitive adaptation of a historic place or individual component for a continuing or compatible contemporary use, while protecting the property's heritage attributes.

The Museum of Nature Section 6.4.5 of the CCDP and CHCDS

To the immediate north of the subject property is the Canadian Museum of Nature and the surrounding park. The District Plan lumps the museum grounds with other public green spaces providing brief references to the Museum on p77 IV.3.2. The plan recommends that "the streets abutting the Museum grounds should be well planted with deciduous street trees, and the streetscape scale should be returned to a pre-1930 scale." CCDP provides a far more useful discussion that captures the concept of the Museum and Metcalfe Street as special places within Centretown. The planning rationale for why it is special is not discussed and as the map indicates Metcalfe Street does not extend all the way to Parliament Hill.

The Museum is a National Historic Site of Canada. It has been designated by the City of Ottawa with FHRBO designation as a "Classified" Site. The whole complex was designed as the southern terminus for Metcalfe Street with Parliament Hill serving as the northern end of the barbell. Metcalfe Street continues south from Parliament Hill to McLeod Street where it dissects the east edge of the park between the parking area and the green space.

The Museum is centred on the axis of Metcalfe Street with the front door facing north. The museum itself is a four-storey building, with higher than typical floor heights and projecting architectural features. The museum property includes surface parking areas on the east and west sides, park spaces abutting Elgin Street and O'Connor Street, and a raised outdoor terrace on the south side supported by a concrete retaining wall bordering Argyle Avenue, which is at a lower level.

The Museum of Nature is identified as a special area and guidelines are set out specific to infill on those streets fronting directly onto the Museum of Nature (portions of Elgin, McLeod, Argyle and O'Connor Avenues):

- I. Treat infill fronting onto the museum as background buildings with the highest level of architectural articulation, materials and detail.

Discussion: *The CCDP Section 6.2 Building Approach, Maximum Height Considerations Plan pg. 88 identifies the area to the south of the development site bordering Catherine Street to be an appropriate area for high-rises of 25 stories. The development site will be in the foreground of views to the south from the east grounds of the Museum of Nature. Distinguishing between landmark and background buildings this new development can be considered a background building given that it frames, respects, and enhances the existing context of the Museum of Nature without dominating it. The mid-rise tower presents with a clearly defined base, middle and top.*

- II. Select materials such as stone, brick or glass as the dominant materials and integrate the palette of materials to create a harmonious whole. Stucco is discouraged.

Discussion: *The original limestone heritage building adds authenticity and character to the ground floor frontage and acts as a defining element of the overall building. The building design employs a combination of exterior materials that take their cue from the building. This frontage*

is accentuated by recessed, lighter coloured masonry for the remainder of the podium, which will provide a backdrop to this feature. The proposed building carries a similar limestone coloured brick with a contrast dark coloured masonry.

- III. Plant large canopy trees within the landscape setback associated with each new development to strengthen the park setting.

Discussion: *The site plan shows four street trees planted in the landscape setback from Argyle Avenue. The design approach of the podium and heritage façade, and the recessed and slender residential tower contribute to minimal shadowing impacts of the east surface parking lot of the Museum lands.*

Federal Heritage Buildings Review Office (FHBRO)

The FHBRO's heritage character statement provides further direction in looking at the broader urban planning issues as they relate to the Museum and its interface with neighbouring properties. It places emphasis on the principle of axial symmetry, which should govern all relationships on site. It notes that the features of the town planning scheme including the scale and elevations of the properties bordering the property and processional approach towards the main entrance are integral.

Discussion: *The FHBRO's emphasis on axial symmetry and the broader features of town planning are supported as part of the new development's relationship to Metcalfe Street and the Museum. 100 Argyle Avenue represents a logical transition with the existing high-rise building to the west of the site at 180 Argyle Avenue, the 16 storey YMCA-YWCA building. The new mid-rise adds balance to the axial symmetry. The two towers flank the Museum property providing definition to the neighbourhood and re-assert the axial symmetrical town planning scheme.*

The axial symmetry of the landscape plan for the Museum emphasizes a processional approach towards the main entrance as integral. The plan also establishes a distinct front/back to the layout with Argyle Avenue serving as back-of-house. The planned development will strengthen the park setting along the south property line. The proposed building is not immediately abutting the Museum building, but assists in framing Museum lands and in particular, the void of the parking lot, all of which, will contribute to an enhanced streetscape along Argyle Avenue .

Extending the street tree planting in front of the building will reinforce the pedestrian realm. Street trees along the north side of Argyle Avenue would help unify and integrate the museum, which presently treats Argyle Avenue as a rear façade and service access.

Heritage Overlay

Section 60 of the zoning by-law refers to the heritage overlay; which affects the subject property. The intention of this section is to protect the character of heritage areas and significant heritage buildings.

Discussion: *The dominant character defining element of the existing building, being the modernist limestone frontage, is being preserved and incorporated into the design. The building is further being designed to celebrate and accentuate this feature through massing and choice of material. As it is noted in the proposed zoning by-law amendment, relief from section 60 is being requested.*

Parks Canada Standards and Guidelines

Standards and Guidelines for Conservation of Historic Properties in Canada were reviewed to determine if the proposed development could be assessed using these guidelines. Given that, only a portion of the existing building is being retained (front façade and 14' of the side walls), and that it will be dismantled and reassembled on a different part of the site, raises the question of whether this could be considered a conservation exercise. Given that the front facade was a distinct and separate component of the original design its retention and reuse is a character defining feature that should conform as a valid conservation exercise and should be considered a Reconstruction.

As part of a redevelopment plan, the owner asked to clarify what steps would be necessary to retain parts of the façade and to determine the most practical approach. The analysis focused on how much of the building would be retained, whether the building façade would remain, and the new construction built around it; or whether it could be dismantled, stored and reconstructed as part of the new build.

As per the General Standards (all projects)

1. Conserve the character defining elements of a historic place;
The limestone façade and the side wings are considered to be character defining. The entrance door had been replaced. Archived drawings of the main door and transom document its appearance.
2. Don't move a component of a historic place if it is determined that the current location is a character defining element.
Construction of the mid-rise requires the relocating of the historic feature. The new location maintains the relationship to the street and aligns with the new build.
3. Find a use for a historic place that requires minimal changes to its character defining elements.
The front portion serves as the entrance foyer to the development. The major change will be the lowering of the entrance grade with the removal of the entrance steps and a portion (approximately 2'-4") of the wall below the entrance doors. This was done to provide an accessible entrance.
4. Evaluated the existing condition of the character defining elements to determine the appropriate intervention needed.
Following conservation practices, the history of the building was documented and a detailed as-found recording prepared as well as a material assessment of the building's condition, a methodology for dismantling and storing was also drafted.

Development Impacts

Positive impacts of the proposed development on the cultural heritage values of the Centretown HCD and Argyle Avenue include:

- The form and materiality of the most significant portion of the modernist building will be retained, and a conservation plan outlining dismantling, storage and reassembly is included as part of the development.

- The limestone clad window well and lower windows will be reinstated as it is a character defining feature of the building.
- The new development provides a sense of enclosure to the south side of Argyle Avenue something that is lacking in its present configuration that consists of a large asphalt parking lot extending to the street property line, set next to a right-of-way and an access driveway to the police headquarters. Directly across the street is the service entrance and parking lot to the Museum.
- The additional height along Argyle Avenue will help frame and provide a backdrop to the museum and separate the area from the Queensway.
- The proposed mid-rise represents a logical transition with the existing high-rise building to the west of the site at 180 Argyle Avenue, the 16 storey YMCA-YWCA building.
- The new mid-rise adds balance to the axial symmetry. The two buildings flank the Museum property providing definition to the Centretown neighbourhood and re-assert the town planning scheme connecting the Museum and Parliament Hill.
- No views or vistas are affected by this proposal. The new development is located within a view plane of the Museum of Nature and will contribute to the axial symmetry.
- Argyle Avenue establishes the southern edge of the conservation District. Visually, the street is segregated from the larger area to the north by the Museum. As well, the street's elevation is distinctly lower than MacLeod and the Museum creating a closer link to the lands along the Catherine Street corridor. This development will help to relink with the Centretown District.

Adverse impacts of the proposed development include:

- The loss of a mid-20th century office building (Category 2 listed building) designated under Part 5 the Ontario Heritage Act.
- The lowering of the entrance grade with the removal of the entrance steps and a portion (approximately 2'-4") of the wall below the entrance doors.
- The dismantling of the façade and removal from the site during construction diminishes the intrinsic value, as does the relocation from its original position on the site.

ALTERNATIVES AND MITIGATION STRATEGIES

Alternatives

As part of the conservation plan, the following items need further design development to assess their potential for integrating into the new development:

- The unique opportunity that this tower completes an important cityscape can be appreciated as mitigating.
- Visually, the entrance door will be lowered to grade. From the exterior, it should not appear that the building has been lowered. This will require adjustment of the floor

level but retention of the lower windows and the window wells on either side of the entrance.

- The original drawings of 100 Argyle Avenue provide sufficient information for the replacement of the door and transom; consideration should be given to reconstructing this feature.
- The planting of street trees along the northern boundary of the museum property would help to integrate the heritage character of Argyle Avenue with the Centretown HCD, and more specifically the areas surrounding the Museum of Nature.

Mitigation Measures

Mitigation measures are specific to the reintegrated façade as part of the new development. There are a number of repairs and work required before the building façade is reinstalled. The *Conservation Approach and Methodology* provides a detailed discussion of the work required and outlines a methodology.

A more comprehensive treatment of the Museum landscape should be considered by the City, and the Museum including: screening of the service entrance and parking directly across from 100 Argyle Avenue, the closing and landscaping of Metcalfe Street where it dissects the east landscape; canopy trees along the boundary, a more sensitive treatment to the retaining wall running along the south boundary, and an integrated interpretive strategy that encompasses the neighbouring properties as well as the museum lands.

Conclusions

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 FHBRO's emphasis on axial symmetry and the broader features of town planning are supported as part of the new development's relationship to Metcalfe and the Museum. The mid-rise tower represents a logical transition with the existing building to the west of the site at 180 Argyle Avenue, the 16 storey YMCA-YWCA building. The proposed building adds balance to the axial symmetry. The two buildings flank the Museum property providing definition to the neighbourhood and assert the town planning scheme.

The new development is distinguishable and of sympathetic contemporary design and demonstrates a sensitive integration with the heritage building and its context.

Appendix A: Sources and Reference Material

- Parts IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa;
- The Centretown Heritage Conservation District Study, 1996-1997.
- Centretown Community Design Plan (CCDP), Urban Strategies Inc., Delcan, ERA Architects, City of Ottawa. May 2013;
- Centretown Secondary Plan, Official Plan, City of Ottawa;
- Heritage Survey and Evaluation Forms 1996 – 100, 114, & 116 Argyle Avenue;
- Statement of Heritage Significance, Canadian Museum of Nature, 240 McLeod Street, Ottawa, ON;
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010;
- Cultural Heritage Impact Statement for 100 Argyle Avenue, December 2018 Commonwealth;
- Centretown Heritage Conservation District Plan, ERA 2020 in Progress.
- A Conservation Plan Recommending an Approach for Dismantling and Repurposing the Front Façade, Commonwealth December 2018.
- D1215 100 Argyle Avenue Cultural Heritage Impact Statement, Commonwealth, Revised 1 Jan.2, 2019;
- UDRP Recommendations 100 Argyle Avenue February 1, 2019;
- D1215 100 Argyle Avenue CHIS ADDENDUM November 2019;
- D1215 100 Argyle Avenue CHIS ADDENDUM 2 presentation January 2020;
- Memo to Anne Fitzpatrick, 100 Argyle Avenue, Heritage Comments, Strutt Façade and Agreed Approach March 14, 2020.
- D1215 CHIS 100 Argyle Avenue Addendum # 3, City's Direction, Commonwealth August 25, 2020.
- A letter outlining Roderick Lahey Architects Response to Heritage Urban Design comments 2020.10.23
- 100 Argyle Avenue Massing Study Roderick Lahey Architect 20.10.07

Appendix B: 100 Argyle Avenue Heritage and Urban Design Comments and RLA Response October 23,

2020

rla/architecture

October 23, 2020

Bonnie Martell & Stephen Martin
Colonnade BridgePort
100 Argyle, Suite 200
Ottawa, ON

Re: 100 Argyle, Heritage & Urban Design Comments October 2020.

Heritage Design Comments:

- *The building reads as three very separate pieces; staff would suggest that the distinction between the pieces could be more subtle, for example instead of black brick maybe a contextual colour? (i.e. look to surrounding buildings in Centretown) to improve compatibility.*

RLA Response – We have changed the tone of the dark grey brick of the ‘belt’ zone to a darker brown brick which is similar to the dark toned brick used at The Windsor Arms (150 Argyle) to the West.

- *Similarly, the overall compatibility of the infill with the historic building could be improved. How does the top portion, beyond colour and material, relate to the historic portion of the building? I would suggest looking for opportunities to improve this connection through the fenestration pattern to more clearly connect it to the historic portion of the building. This could be achieved through a more regular window placement or the alignment of windows on the infill with the historic portion of the building. You may also wish to look to other surrounding buildings for elements to draw from for an improved relationship to the HCD.*

RLA Response – We have relocated the vertical slot balconies in the upper ‘box’ and removed a portion of the upper box at the north east corner. This establishes an alignment of the heritage façade and the volume above. We have also revisited the glazing pattern directly above the heritage facade in the ‘belt’ zone. The glazing in this area now has an expressed ‘local symmetry’ so it acts as a mediator between the symmetrical heritage façade and the more dynamic upper façade of the ‘box’.

UD Comments:

- **Design:** (note: We recognize that there are multiple ways to achieve the design aspirations of this project so the following is only a recommendation for consideration and discussion. We break the discussion into three areas - the belt; the box; the penthouse)

RLA Response - Noted

- **The Belt:** *The intent to maintain the integrity and identifiable nature of the heritage portion of the project by setting a portion back and changing the material to black brick provides a literal shadow line between the heritage portion and the box above. However, this could perhaps be accomplished with greater subtlety and success if ‘the belt’ were two instead of three storeys and the material used was more compatible or more different (eg a dark tonal difference and not a different colour altogether or a different material like curtain wall). We also question the addition of a unique typology of windows within ‘the belt’ portion and suggest that these windows need not stand out as a different style from those on ‘the box’ when a change in material colour is telling the story. (Note that employing curtain wall cladding for ‘the belt’ would remove this issue/conflict).*

RLA Response – We have examined the use of a two-storey ‘belt’ zone in previous massing studies and the result is adverse. The zone below the ‘box’ volume becomes squat and dark, and the ‘box’ volume becomes more looming.

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As stated in the response to the heritage comments - We have changed the tone of the dark grey brick of the 'belt' zone to a darker brown brick which is similar to the dark toned brick used at The Windsor Arms (150 Argyle) to the West.

Regarding the window typology, we have moved away from the loft type glazing and frames in the 'belt' zone and have incorporated a window and sliding door type used in the upper 'box' zone. This allows us to pull elements down into the 'belt' area and use a window typology that is more cohesive with the project.

- *The Box: We appreciate and support the efforts made to have this portion of the design relate to but stand apart from the heritage portion of the building and find it relatively successful, however, we do suggest that there are further ways to relate 'the box' to the heritage portion through additional design alignments. We believe that having elements of the heritage building that form real or implied lines and relationships can be drawn graphically into the facade organization of 'the box'. A couple of obvious examples are the vertical lines created on the heritage building through the alignment of windows stacked above each other. Although 'the box' has positioned itself in diametric opposition to this by refusing the vertical alignment of its windows it could provide a vertical relief or as seen through the inset balconies.*

RLA Response – We have relocated the vertical slot balconies on North elevation of the upper 'box' more to the West, and removed a portion of the upper box at the northeast corner. This establishes an alignment of the heritage façade and the volume above. We have also revisited the glazing pattern directly above the heritage facade in the 'belt' zone. The glazing in this area now has an expressed 'local symmetry' so it acts as a mediator between the symmetrical heritage façade and the more dynamic upper façade of the 'box'. We have lastly pulled down a section of the 'box' along the east façade, which accomplishes two things – it now loosens the static divisions between the three distinct zones, and it allows the 'box' to frame the heritage form from the easterly vantage points along Argyle Street.

- *The Penthouse: Although we appreciate the literal attempt to hide the penthouse in the sky by reflecting it, we suggest that a more reasonable allocation of such a significant part of the cladding budget might better be employed on more visible and significant aspects of the project (i.e. 'the belt'). This is not to suggest that we oppose the use of glass to clad a penthouse, only that it is an obvious place to achieve value engineering for the budget when a less expensive alternative and light coloured/coated cladding system might work equally well to achieve the same goals.*

RLA Response – We have redrawn the Penthouse volume with more opaque surfaces. We agree that reallocating costs to larger window systems and higher quality materials in the main volumes of the project is a desirable goal.

Please refer to the attached design report with updated elevation and massing views.

Yours truly,

Kevin Reid MArch OAA NSAA RAIC