

# Cultural Heritage Impact Statement

280 O'Connor Street, Ottawa  
(Site: 347 Gilmour and 278-280 O'Connor)



**Report Prepared for:** AK Global Management Inc.

**RMA Project No.:** 19007

**Date:** April 20<sup>th</sup>, 2020

**Report Prepared by:**



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*Annex A: Design Drawings (Revised – received on April 8<sup>th</sup>, 2020)*

*Annex B: Shadow Study*

*Annex C: Heritage Survey and Evaluation Forms*

*Annex D: Rationale for Demolition of 347 Gilmour Street (dated February 27<sup>th</sup>, 2020)*

*Annex E: Conservation Plan*

## **A. Introduction**

Robertson Martin Architects (The Consultant) was retained in December 2018 by AK Global Management (the Client) to provide a *Cultural Heritage Impact Statement (CHIS)* for a proposed development at 278, 280 O'Connor Street and 347 Gilmour Street in Ottawa (the Site).

Section 4.6.1 of the City of Ottawa Official Plan has policies that outline when a *Cultural Heritage Impact Statement (CHIS)* is required and provides the evaluation requirements for reviewing the impact of a proposed development on cultural heritage resources when development is proposed that has the potential to:

- Adversely impact the cultural heritage value of properties designated under *Part IV* of the Ontario Heritage Act (OHA); and
- Adversely impact the cultural heritage value of districts designated under *Part V* of the OHA.

In addition:

- A *CHIS* may also be required for development applications adjacent to or within 35 meters of designated buildings and areas; and
- A *CHIS* is required when demolition is proposed.

The currently proposed development involves partial and full demolition of existing buildings on the site, which lies within the confines of the *Centretown Heritage Conservation District*. The consultant was tasked to evaluate the impact of the demolition and proposed development on the heritage character of the site and surrounding area. It is to be noted that this CHIS is a revision of the original CHIS dated August 15, 2019. It has been updated to take into consideration the design modifications made by the Architect following previous recommendations.

## **B. General Information**

The proposed development is located at the corner of O'Connor and Gilmour Streets (northwest corner of intersection), involving three existing lots at 278 and 280 O'Connor Street, and 347 Gilmour Street (see *Figure 1*). All buildings were evaluated as *Category 2* by the City of Ottawa under *Part V* of the Ontario Heritage Act (OHA) as they are located within the *Centretown Heritage Conservation District*. (See *Figure 1*)

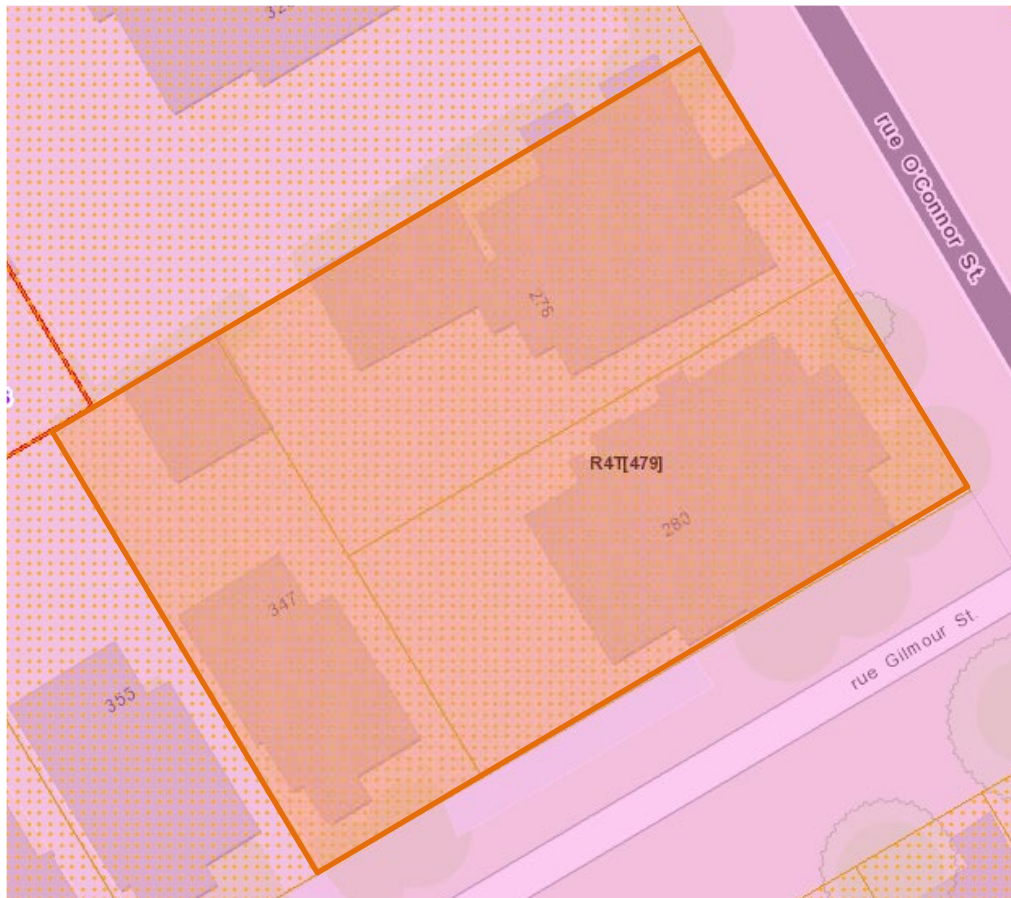
The planned development proposes the partial demolition of 278 and 280 O'Connor Street, retaining the front of the buildings to integrate them into a new multi-unit residential building, which extends along Gilmour Street. In addition, it involves the full demolition of 347 Gilmour Street and its associated parking shed, as well as the demolition of the parking shed at the back of 278 O'Connor Street. (See *Figure 1*).



**Figure 1:** Detail of the three properties proposed for incorporation within the new development. (Google)

### **C. Current Conditions/ Introduction to Development Site**

The existing late 19<sup>th</sup> century residences, within the proposed development site, have maintained their overall integrity, despite changes through time. The most prominent of these buildings are the 2 ½ storey, multi-unit, brick dwellings at 278 and 280 O'Connor Street, which have largely retained their heritage integrity despite interior alterations and additions through time. The building on Gilmour is a more modest 2 ½ storey, multiple residential, brick clad building and is assessed as having a lower level of heritage significance than the buildings on O'Connor Street. All buildings within the proposed development site are located within the *Centretown Heritage Conservation District*, under *Part V* of the *OHA*, and are identified by the City of Ottawa to be within the *R4T [479]* zone. (See *Figure 2*)



**Figure 2:** Zoning map of the properties from GeoOttawa. Note all 3 fall within R4T [479]. (maps.ottawa.ca/geottawa/)

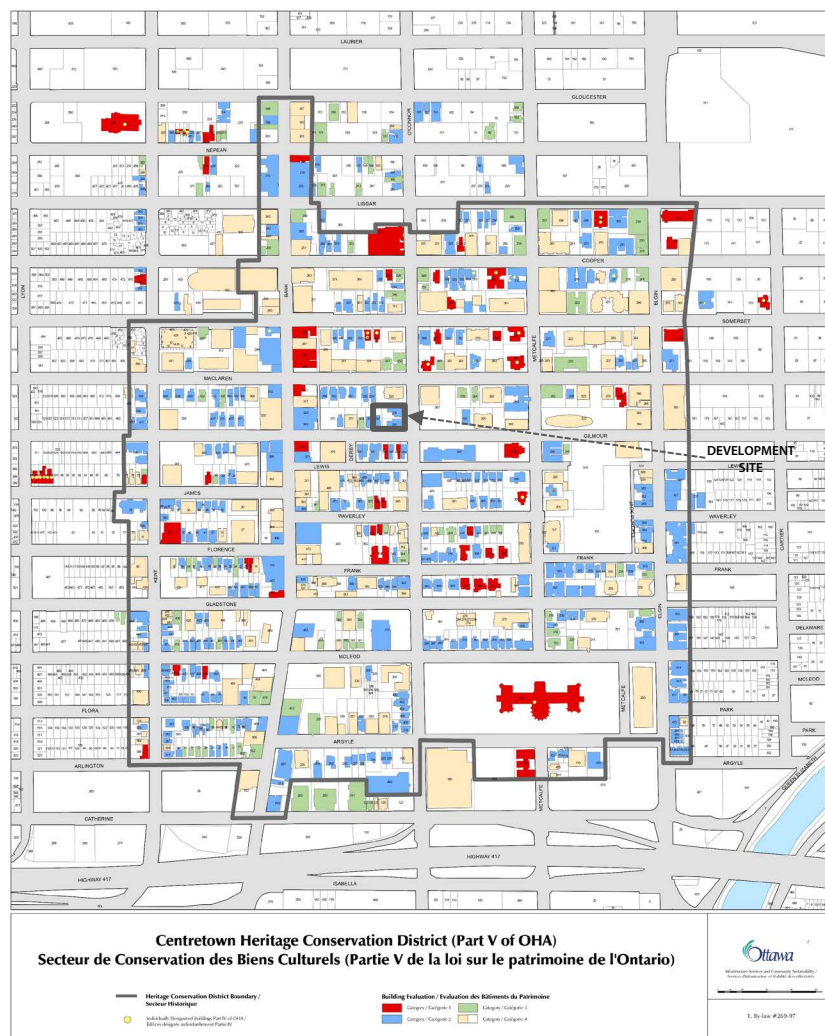
Under the City of Ottawa *Comprehensive Zoning By-Law* (2008-250), the development site falls along the boundary line of the *R4 – Residential Fourth Density Zone*. The *R4* zone category permits a wide range of residential building forms and densities (from single detached to low-rise apartment dwellings) as well as development which is compatible with existing land use patterns to maintain or enhance the character of a neighbourhood. The *R4T* subzone is geographically the most central of the *R4* subzones; it is predominant in the northern half of Centretown and surrounding areas, as well as parts of Sandy Hill and Lowertown. The *R4T* subzone currently requires a minimum lot size of 15m width (450m<sup>2</sup> area) for a lowrise apartment dwelling, with no explicit limit on unit counts.

The site is also located within the General Urban Area designation of the *City of Ottawa Official Plan*. The policies of the *Official Plan* support infill, redevelopment and other forms of intensification within the General Urban Area at a scale dependent on proximity to major roads and transit, and the area's planned function. Notably, any new

development within a heritage conservation district, as is the case with this site located within the *Centretown Heritage Conservation District*, is subject to Section 4.6, Policy 9 of the *Official Plan*.

In addition, the *Centretown Community Design Plan*, which outlines the future vision and development uses for the site and surroundings, contains valuable information regarding the future aspirations and development goals for the subject area. The subject site is located within the Central Character Area, which is a dynamic, mixed-use and eclectic neighbourhood. It is envisioned that this area will continue to evolve to accommodate higher-density growth in a manner that respects and complements the many historic buildings and streetscapes in the area. In order to maintain and respect the character of Centretown, key objectives as the area continues to evolve include protecting identified heritage buildings, streetscapes and areas; rehabilitating, conserving and re-using buildings with heritage value; preserving and reinforcing the character of stable, valued neighbourhoods and main streets; ensuring the scale, massing and design of new development respects the character of surrounding established areas with concentrations of heritage buildings; and preserving irreplaceable, valued architectural styles. As per Section 3.7 of the *Secondary Plan*, where new development is adjacent to heritage buildings and streetscapes, it shall respect the guidelines in Section 6.5 of the *Community Design Plan* to ensure the heritage context is considered and integrated.

Within the context of the O'Connor/ Gilmour Street site and the *Community Design Plan*, the proposed development is envisaged as a mid-rise infill with a maximum of 6 storeys, with step-backs from the street to avoid overshadowing and unpleasant pedestrian corridors. (See *Figure 3*).



**Figure 3:** *Centretown Heritage Conservation District*, City of Ottawa. (Red = category 1, light blue = category 2, light green = category 3, Beige/white = category 4)

## **D. Background Research and Analysis**

### Research and Methodology

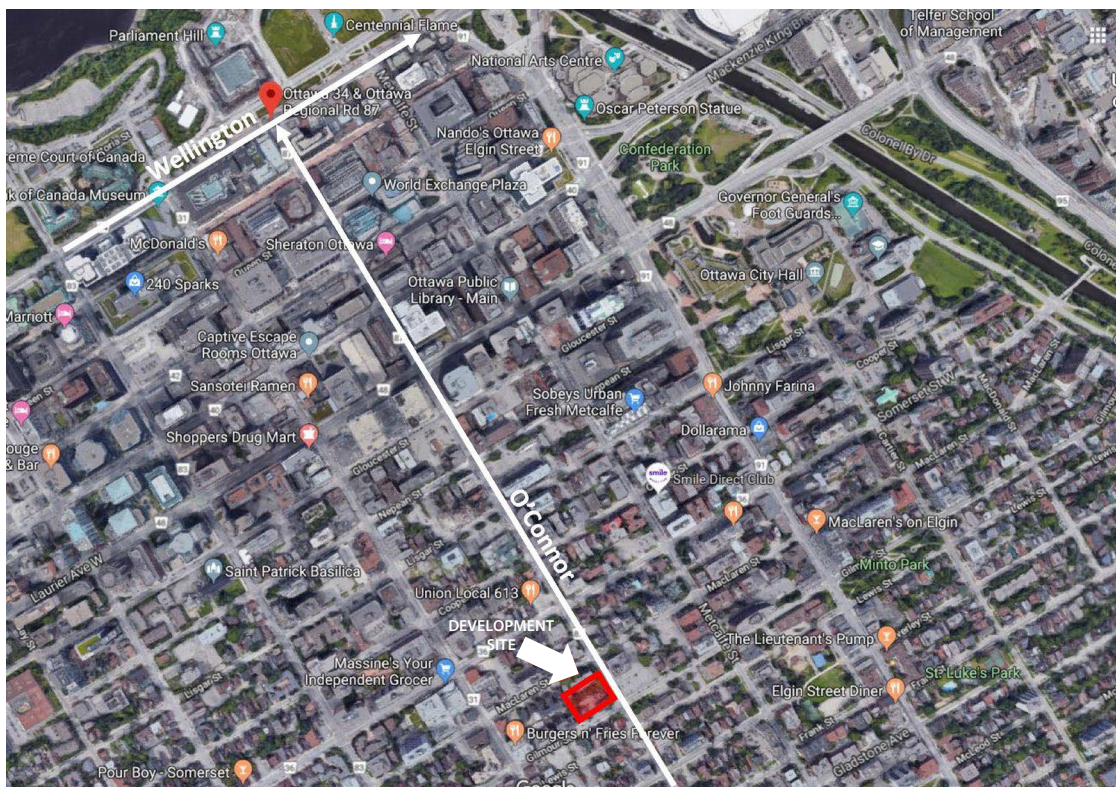
The methodology utilized in the preparation of this report included review and reference to the following:

- *Visits to the site and surrounding area;*
- *Heritage Survey and Evaluation Forms (278 and 280 O'Connor Street, and 347 Gilmour Street), City of Ottawa, prepared by Julian Smith, Winter 1996;*
- *Centretown Heritage Conservation District, Statement of Significance, Canada's Historic Places, January 2008;*
- *Centretown Heritage Conservation District Study, December 2012;*
- *Centretown Community Design Plan, May 2013;*
- *The City of Ottawa Official Plan, May 2003;*
- *Standards & Guidelines for the Conservation of Historic Places in Canada, Second Edition, Parks Canada, 2010;*
- *Heritage consultation with the developer; and,*
- *Revised proposed development drawings prepared by David Blakely Architect, received April 8<sup>th</sup>, 2020.*

### Site Analysis and Evaluation

The existing *Centretown* neighbourhood consists of a mixture of single residential, low-medium density multi-unit residences, and commercial buildings. The area is characterized by a range of architectural styles with buildings in the neighbourhood (and on the subject properties) commonly in Queen Anne, Georgian, and Vernacular styles. The range in architectural styles and mixed building uses provides an opportunity for development that is not required to adhere to a strict set of aesthetic guidelines. Accordingly, developers and designers must remain mindful of the impact of any new developments and strive for minimal impact on the overall urban fabric or sense of place in the established *Centretown* neighbourhood.

The site of the proposed development is situated on a corner of a main thoroughway; many government workers in the area utilize O'Connor Street as a main exit route as it connects from Parliament Hill to the 417 Highway and is connected to the Parliament Hill (at the intersection of O'Connor Street with Wellington Street (see *Figure 4*).



**Figure 4:** Connection to ceremonial route of Confederation Boulevard. (Google)

Many of the residences in the area have maintained their architectural integrity with minor modifications and densification through time. However, following the demolition of some buildings, some plots have been left empty and used as parking lots. The closest vacant land is facing the project's plot at the north eastern corner of O'Connor Street. In addition, many medium-rise contemporary developments exist along sides of O'Connor Street, which increase in height to become high-rise buildings the closer they get to Parliament Hill. (See *Figure 5*)

Within this context of development as outlined in the *Centretown Community Design Plan* and the *City of Ottawa's Official Plan*, which outline strategies for infill and densification, this development has the opportunity to preserve/incorporate two heritage assets on the existing site while satisfying densification aims. Following good conservation practice, the new construction should be "of its own time" and compatible with the identifiable heritage character of the surrounding neighbourhood. (See *Annex A*)



**Figure 5:** View of the neighbourhood looking north. Note the densification toward Parliament Hill and Bank Street. (Google)

## **E. Statement of Significance**

### Architectural Value:

The three properties on the proposed development site are recognized as *Category 2* buildings listed under *Part V* of the *OHA* as part of the *Centretown Heritage Conservation District*. This category is comprised of "buildings of heritage significance" (see *Figures 6, 7, 8, 9*).

The following is extracted from the *Heritage Survey and Evaluation Form* produced by Julian Smith during his review in 1996 (with a few updated notes):

- **278 O'Connor Street (construction date unknown):** Queen Anne Vernacular style, 2 ½ storey, hip-roofed residence with brick veneer, decorative wood trim and gable, and wood and brick porch. Based on site observations, it is assumed that the actual building was constructed in 3 phases with the oldest at O'Connor, which can be visualized through the various structures and the use of different building materials. Good example of turn of the century residential design, with good retention of its architectural integrity. It is presently used as a mixed commercial/multiple residential property. Annexed to the back of the building stands a covered parking shed for 3 cars. The building is very compatible with heritage mixed use environment and reinforces the heritage character of the area.
- **280 O'Connor Street (constructed 1879-1901):** Georgian Vernacular style, 2 ½ storey, hip-roofed double residence with brick veneer and decorative wood trim. Good example of turn of the century residential design, with excellent retention of its architectural integrity. Based on site observations, it is assumed that the actual

building was constructed in 2 phases with the oldest at the corner of O'Connor and Gilmour, which can be visualized through the use of different types of dormers on the various structures. It is presently used as multiple residential property. The building is very compatible with residential/institutional environment and helps to establish the heritage residential character of the area.

- 347 Gilmour Street (constructed 1879-1901):** Queen Anne Vernacular style, 2 ½ storey hip-roofed residence with brick veneer and decorative wood trim. Good example of turn of the century residential design, with altered architectural integrity due to some additions at porch and roof/dormers. The building witnessed some alterations, which are visible at the porch and on the roof (addition of dormers). It is presently used as multiple residential property. Annexed to the back of the building stands a covered parking shed for 2 cars as well as another small shed. The building is very compatible with heritage residential environment and reinforces the heritage character of the area.



**Figure 6:** 278 O'Connor Street, front (east) façade of existing building. (Google)



**Figure 7:** 280 O'Connor Street, corner (south and east) façades of existing building. (Google)



**Figure 8:** 280 O'Connor Street, side (south) façade of existing building. (Google)



**Figure 9:** 347 Gilmour Street, front and side (south and west) façades of existing building. (Google)

### Historical and Contextual Value

The architects of 280 O'Connor Street and 347 Gilmour Street are unknown; however, the 278 O'Connor Street residence was designed by renowned late 19<sup>th</sup> century architect, Frederick John Alexander. He was involved in



designing some notable works in Ottawa, including the interior of the Library of Parliament and the perimeter Parliamentary Fence that lines Wellington Street, in addition to multiple Queen Anne Revival residences.

Aside from some minor additions, the existing buildings on O'Connor have retained their architectural integrity. However, the alterations on Gilmour's building altered its integrity to certain extent.

## **F. Description of the Proposed Development**

As part of the design process, the Architect updated his drawings (*received April 8<sup>th</sup>, 2020*) based on the comments received through the heritage permit application process, responding to the City of Ottawa's requests, as well as through the previous submission of this CHIS (*dated August 15, 2019*). As such, the Architect has produced a design more in keeping with the character of the overall neighbourhood.

Accordingly, the revised proposed development retains the primary structures of the 278 and 280 O'Connor Street's buildings as well as their primary heritage elements. The later additions as well as the parking shed at the rear of these building will be removed leaving space at for the new 6 storey multi-unit residential building as an alternative to a previous 9 storey proposal. The exterior appearance and scale of the buildings at 278 and 280 O'Connor Street will be maintained; nevertheless, the interior spaces will be reconfigured for integration into the new construction. The development project foresees also the demolition of 347 Gilmour and its attached little shed as well as the parking shed behind to free additional land for the new development and enable the access to the underground parking at the location of 347 Gilmour. The parking entrance is located at 347 Gilmour as there is a required distance that must be maintained between O'Connor Street and the parking entrance of the building.

The planned project is in line with the *Centertown Heritage Conservation Study*. The setbacks on the updated design of the new building respond to previous comments of the City of Ottawa on setbacks.

The new 6 storey construction will provide 65 residential units. This is an increase of 47 additional units to the existing number of units (3 residential units and a clinic at 278 O'Connor Street, 11 residential units at 280 O'Connor Street and 3 residential units at 347 Gilmour Street).

Vehicle access to the underground parking is proposed along Gilmour Street at the location of the building at 347. It will offer 29 car parking spaces, 65 bicycle parking and a small amenity area. An additional amenity area is available on the rooftop.

The new building consists of a 6 storey block, punctuated by stepbacks and projections at window bays and balconies. The new development appears to portray the materiality and linear forms of the neighbouring Gilmour buildings throughout the new construction with the use of similar red brick and glazing proportions.

The building facades have a contemporary design compatible with the heritage character of the area; it enhances the preserved parts of heritage buildings on O'Connor Street and reflects the character of existing buildings on adjoining and facing properties.



Figure 10: 278 and 280 O'Connor Street (Google May 2016)



Figure 11: East elevation (O'Connor Street elevation) of the proposed development, illustrating the addition of a new dormer at 280 O'Connor (David Blakely Architect Inc.)



**Figure 12:** South elevation (Gilmour Street elevation) of the proposed development (David Blakely Architect Inc.)

The façade on Gilmour is composed of three new bays in addition to the existing part of the 280 O'Connor heritage building. Each bay has a different setback distance from the line of the property, with a maximum setback at the entrance, to recall the former streetscape lot and building rhythm of Gilmour Street. The proportion of openings on these bays has been revised since the previous submission to be similar to the adjacent buildings and is thus well-matched to the openings of the neighbourhood's buildings.

The principal entrance of the proposed construction is located in the middle of the recessed bay along Gilmour Street. The entrance features a modern porch positioned in front of a glazed double doors and recalls the porch entrances of 278 and 280 O'Connor Street; a similar structure is also located at the new entrance on O'Connor Street. The adjacent bays are projecting out of the entrance plane and maintain a 4-storey brick podium base, which is gradually step-backed to be compatible with the height of the neighbouring buildings. These bays, which are generally articulated to recall the Gilmour buildings in both scale and materiality, are capped by a 2-storey section clad with grey architectural panels.

The entrance bay has the same cladding material of the adjacent bays; however, it differs from them in design by including recessed balconies on both sides of the main entrance axis as well as fewer stepbacks. The articulated 4-storey brick portions of the building are further evidenced by the use of light grey architectural panels on the upper floors. The setback of the upper floors from the property line on Gilmour and O'Connor diminishes the visual impact of the building from the public realm and street level.

Materiality throughout the lower section of the building speaks to the character of the heritage neighbourhood and recalls the original rhythm of the streetscape. The light grey architectural panels covering the upper storeys of the building helps in breaking up the mass of the proposed development and distinguishing modern interventions from surrounding heritage fabric, utilizing colors which are complementary to the established character of the area.

The new development proposes the addition of a dormer to the roof of 280 O'Connor to better serve the interior reconfiguration of the new development. This dormer is similar in proportions and materials to the adjacent dormers and will be placed in between the existing dormers without affecting the character of the building (refer to Figure 11).

## **G. Impact of Proposed Development**

Our assessment attempts to identify any positive and negative impacts the proposed development may have on the heritage value of cultural heritage resources. Assessment is made by measuring the impact of the proposed works on the significance and heritage attributes defined in the attached *Heritage Survey and Evaluation Forms 1996 (Annex B)*.

Extracted from the City of Ottawa's CHIS guidelines, characteristic positive impacts of a development on cultural heritage resources typically include, but are not limited to: (items in bold have been deemed most relevant to this proposal)

- **Restoration of a building or structure, including replacement of missing attributes;**
- **Restoration of an historic streetscape or enhancement of the quality of the place;**
- **Adaptive re-use of a cultural heritage resource to ensure its ongoing viability;**
- Access to new sources of funds to allow for the ongoing protection and restoration of the cultural heritage resource.

Negative impacts include, but are not limited to: (items in bold have been deemed most relevant to this scenario)

- **Demolition of any, or part of any, heritage attributes or features;**
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building or structure;
- Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;
- Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;
- Obstruction of significant identified views or vistas within, from heritage conservation districts;
- A change in land use where the change affects the property's cultural heritage value;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

In this context, the most relevant standards from the *Standards and Guidelines* are:

**Standard 1:** 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 4:** Recognize each historic place as a physical record of its time, place, and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

**Standard 8:** Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

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

For the proposal:

The principal benefit of this proposal is the integration of the O'Connor Street residences into a new contemporary development that will ensure the survival of their historic façades and allow them to continue to participate in the streetscape and the vitality of the changing city for generations to come.

In general, the proposal exhibits some well-executed design decisions, including:

- Continued function as a multi-unit residence complex;
- Ensuring the continuity of the streetscape on Gilmour Street, which is disrupted by the empty land which is used as exterior parking.
- Preserving the original structures of O'Connor Street buildings and respecting the buildings' form, massing, and materiality (with the exception of the rear and later additions), as well as restoring their integrity through the planned rehabilitation works;

- Compatibility of the proposed development in form, materiality, and glazing with the heritage character of the O'Connor Street residence and the Gilmour Street multi-unit residences;
- Use of contemporary materials which distinguish the old and new constructions, yet remain compatible with the established colour palette and heritage character of the area;
- Thoughtful use of materials to recall the mass and form of the existing buildings along Gilmour Street;
- Increased setbacks to reduce the shadow on streets and surrounding residences;
- Increased number of residential units that will assist in consolidating residential use in the area;
- Increased number of parking spaces by offering underground parking below the entire footprint of the new construction to satisfy the demand on parking spaces in the *Centertown* district; and
- Providing storage space/parking for bicycles within the basement beneath the heritage buildings on O'Connor is in line with the proposed Bike lanes in the *Centertown* area (*Ottawa Centertown-A community Design Plan for the Heart of Centertown*, May 2013).

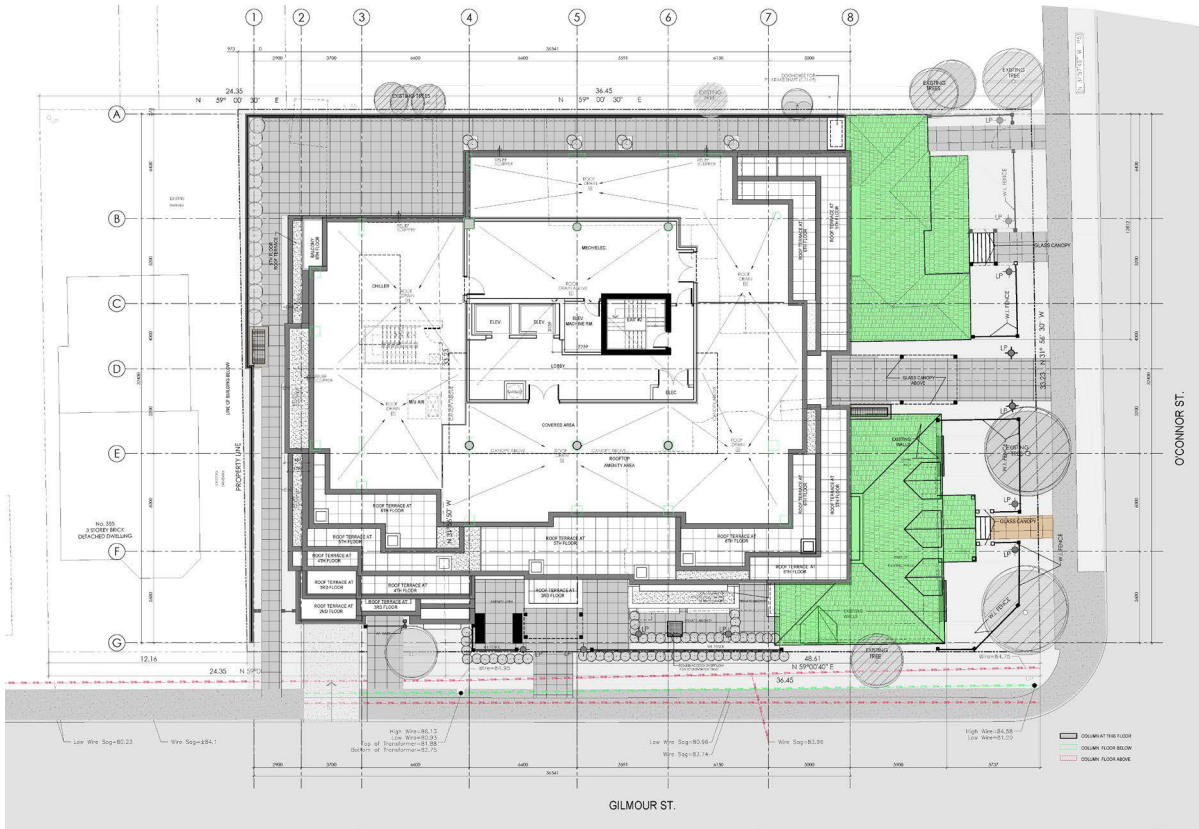
The client provided a shadow study comparing the 14.5m as of right with the proposed 21m building (*Annex B*). We are of the opinion that the incremental impact is minor on adjacent buildings.

Through these design decisions, the proposal generally conforms to Policy 9 under Section 4.6 of the *City of Ottawa Official Plan*, which seeks to ensure that new development within a heritage conservation district is compatible with its setting. The proposed development is compatible in terms of scale and character with the diverse neighbourhood context. The modest expression of the four-storey podium provides a backdrop to the retained heritage buildings and draws upon the streetscape pattern, including built form, rhythm and articulation, materiality, fenestration and cornice lines, to ensure cohesiveness with the established residential character at street level. The new addition provides an appropriate setback with is consistent with the dwelling to the immediate west, while allowing the two retained buildings along O'Connor Street to remain prominent within the streetscape. The two recessed upper storeys are lighter in appearance and provides a transition through distinct setbacks and cut-outs. The existing landscaped front yards along O'Connor Street are maintained, and the new development contributes to and improves the streetscape continuity along Gilmour Street. Overall, the development is an appropriate fit within the heritage context and achieves a balance between neighbouring low, mid and high-rise building forms within the district.

This proposal is also in keeping with the heritage approach set out in Section 3.7 of the *Centertown Secondary Plan* and Section 6.5 of the *Centertown Community Design Plan*. The *Community Design Plan* notably recognizes that heritage character can be strengthened by good infill and the sensitive design of the new buildings/adaptive re-use of existing buildings. The proposed development is a distinguishable yet sympathetic contemporary design which does not detract from nor overpowers the original buildings. It reflects its setting and the retained heritage buildings in a contemporary way through its use of compatible materials, stepbacks, cornice lines and opening sizes, proportion and rhythm, as well as through the articulation of its facades. It must be noted that the *Centertown Secondary Plan* currently allows 4 storeys on the site and will need to be amended to allow for the proposed 6 storeys; however, these additional storeys, with their setbacks, articulation and materiality as described above, will have minimal impact on the surroundings.

Inversely, there are some aspects of the development that could negatively impact the site and overall heritage character of the conservation district, which include:

- Demolition of 347 Gilmour Street residence, which was evaluated a *Category 2* building under *Part V* of the *OHA*. A rationale for the demolition of this building can be found in *Annex D* of this CHIS.



**Figure 13:** Site plan of the proposed development. Note increased setbacks along Gilmour and O'Connor Streets. (David Blakely Architect Inc.). Heritage structure to remain shown in green.



**Figure 14:** North elevation of the proposed development (David Blakely Architect Inc.)



Figure 15: West elevation of the proposed development (David Blakely Architect Inc.)

## H. Alternatives and Mitigation Strategies

The *CHIS* must assess alternative development options and mitigation measures in order to avoid or limit the negative impact on the heritage value of identified cultural heritage resources.

As extracted from the City of Ottawa *CHIS* template, methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) include but are not limited to: (we have highlighted in bold those items that may be relevant for consideration in this *CHIS*)

- **Alternative development approaches that result in compatible development and limit negative impacts;**
- Separating development from significant cultural heritage resources to protect their heritage attributes including, but not limited to, their settings and identified views and vistas;
- **Limiting height and density or locating higher/denser portion of a development in a manner that respects the existing individual cultural heritage resources or the heritage conservation district;** and
- Including reversible interventions to cultural heritage resources.

### **For the proposal:**

Based on professional assessment of the overall heritage context along Gilmour and O'Connor streets, we are in agreement with the proposal that the existing buildings at 347 Gilmour may be demolished, as it is justified by the required distance between O'Connor Street and the entrance to the underground parking. Further despite the heritage information forms supplied by the City, we are of the opinion that this is a lesser quality structure (see *Annex D* for a more detailed rationale for the demolition of the building). The demolition will not have significant impact to the Heritage Conservation District. Yet, the focus must turn to the larger district heritage character to ensure that the replacement building is compatible and can fit well in its context.

As part of the heritage permit application process, the drawings have been revised to provide designs that minimize the impact of the proposed buildings on the heritage character of the site and the surrounding neighbourhood. Previous recommendations included the following:

- Preserve more than a 'sliver' part of the buildings on O'Connor and the reinstatement and conservation of their porches.
- Reduce the building height from 9 to 6 storey to better integrate within the streetscapes of Gilmour and O'Connor Streets.
- Increase the setbacks of the last floors from the façade line.

- The replacement of the overly commercial appearing building envelope material on the upper floors by a more compatible residential building material.
- Refine the window composition on the 4-storey bays, to be more harmonious in form and size.
- Explore alternate 'commercial' glazing for the infill building to result in a more residential appearance form, proportions and materials.

The Consultant has assessed the proposed development at all stages throughout the revision process and agrees that all of the previously recommended mitigation strategies have been successfully implemented. The 'datum line' in reference to the existing residential building facades on Gilmour Street is respected in terms of height. The red brick that will be used on the lower part of the building is well matching the characteristic facades of buildings in the area. The consultant is of the opinion that the proposed development can adhere to the provisions of the City's *Official Plan* and the *Centertown Secondary Policy Plan*. Nevertheless, elements to consider for the Architect in the next stages in order to further refine the design are as follow:

*Recommendation 1: Consider further refinement of the design of the Gilmour Street bays and balconies*

The detailing of the Gilmour Street façade could be refined further to be more harmonious throughout the four lower storeys. A common articulation of the windows could be used on the first four storeys, notably with more similar proportions and divisions throughout. The railing design from the first three storeys could also be applied to the fourth storey, for a more unified design. The treatment of the four lower storeys on the Gilmour Street façade could likewise be extended to the O'Connor Street façade, as these will be read at the same time from certain vantage points.

*Recommendation 2: Better define and articulate the 'gasket' between old and new*

The connection between the heritage buildings and the new construction could be developed further during the next stage of design development and construction documentation.

## **I. Conclusion**

The overall conclusion of this *CHIS* is based on measuring the impacts of the proposal on the *Centretown Heritage Conservation District* as defined by the City, as well as from an assessment of the proposal as part of a densifying urban area. **The proposed design (revisions provided on April 8<sup>th</sup>, 2020) is assessed as being compatible with the Heritage Conservation District and the immediate context of the site. However, an amendment to the Centertown Secondary Plan is required to change the permitted building height from 4 to 6 storeys.**

With respect to 278 and 280 O'Connor Street buildings, the proposal, in general, conforms with the requirements of the *Standards & Guidelines for the Conservation of Historic Places in Canada (2<sup>nd</sup> edition)* as well as the Heritage Conservation District values as outlined by the City of Ottawa. The original parts of O'Connor Street properties, which are to be retained and rehabilitated, have been treated in such a way that they will continue to contribute positively to the heritage character of the neighbourhood.

Through strategic application of materials, massing and form, the Architect achieves a well-balanced design. In addition, the multiple bay design recalls the buildings which once existed on the empty space of the outdoor parking, and the building that will be removed to accommodate the new addition. Moreover, the new design maintains the original rhythm of the streetscape and is visually compatible within the context of the heritage neighbourhood, while remaining distinguishable from the surrounding historic buildings.

The Consultant Team appreciates the design revisions completed up to this point, which have addressed concerns with the proposed initial parts of heritage buildings to be preserved, the height of the new development, the materiality, and its impact on the overall heritage character of the *Centretown Heritage Conservation District*.

Please do not hesitate to contact the undersigned should you have any questions or wish to discuss any aspect of this assessment.



**Robert Martin** OAA, MRAIC, CAHP, LEED AP



## **J. Glossary**

**Adversely Impact:** A project has the potential to “adversely impact” the cultural heritage value of a project if it; requires the removal of heritage attributes, requires the destruction of a cultural heritage resource, obscures heritage attributes, is constructed in such a way that it does not respect the defined cultural heritage value of a resource.

**Built Heritage:** Includes buildings, structures and sites that contribute to an understanding of our heritage and are valued for their representation of that heritage. They may reveal architectural, cultural, or socio-political patterns of our history or may be associated with specific events or people who have shaped that history. Examples include buildings, groups of buildings, dams and bridges.

**Cultural Heritage Resources:** Includes four components: Built Heritage, Cultural Heritage Landscapes, Archaeological Resources, and documentary heritage left by people.

**Cultural Heritage Landscape:** Any geographic area that has been modified, influenced, or given special cultural meaning by people and that provides the contextual and spatial information necessary to preserve and interpret the understanding of important historical settings and changes to past patterns of land use. Examples include a burial ground, historical garden or a larger landscape reflecting human intervention.

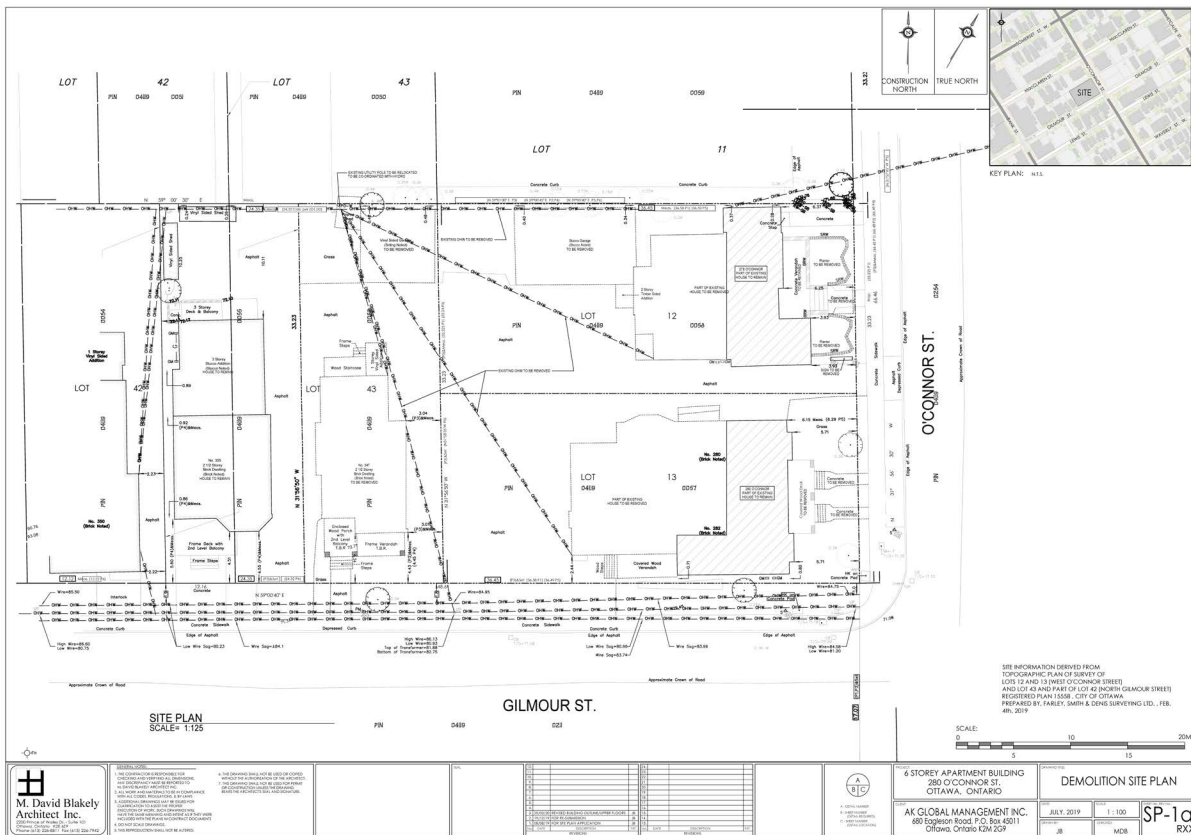
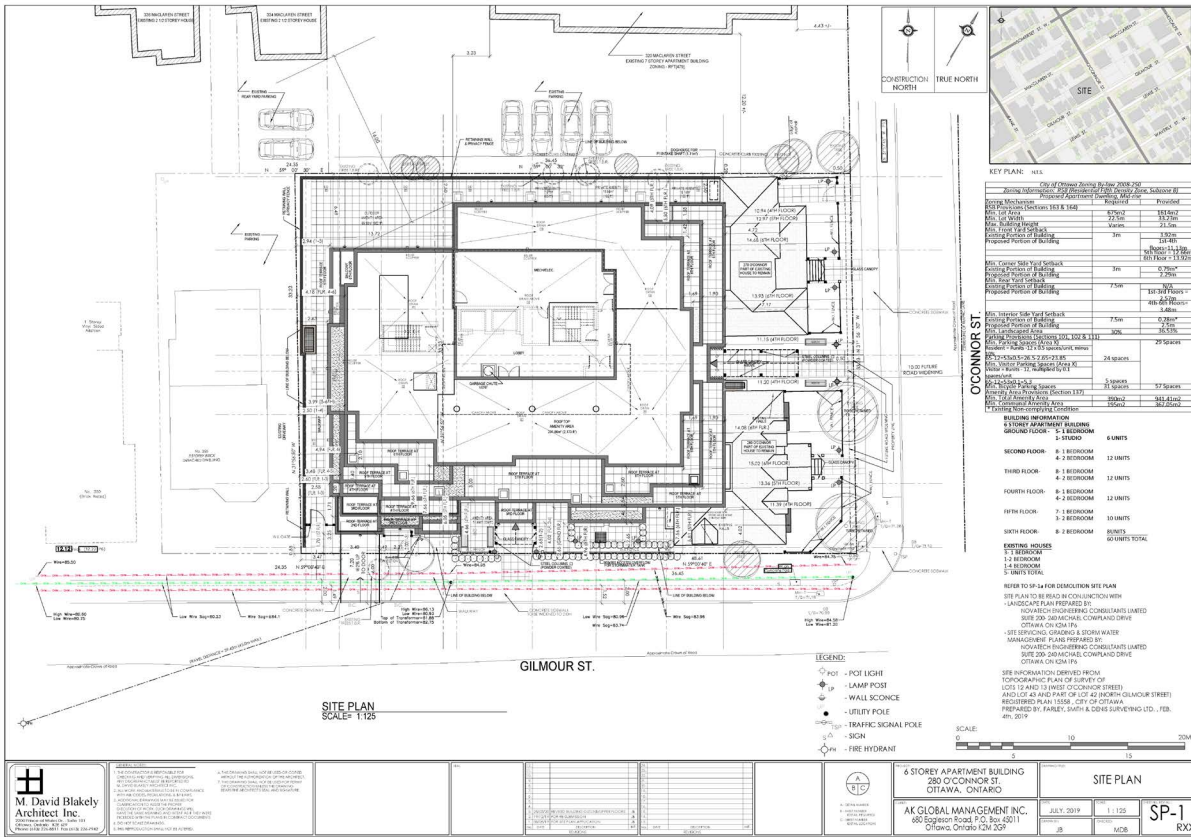
**Preservation:** Preservation involves protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value.

**Rehabilitation:** Rehabilitation involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.

**Restoration:** Restoration involves accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value.

**Annex A**

*Design Drawings*  
*Revised - Received on April 8<sup>th</sup>, 2020*





- LIST OF MATERIALS**
- 1- BRICK (SIMILAR TO EXISTING BUILDINGS)
  - 2- BRICK (BLACK)
  - 3- URBAN ACCENT PANELS
  - 4- ALUMINUM PANELS
  - 5- WINDOW - CLEARLOW 'E' THERMOPLANE EXTRUDED ALUMINUM FRAMES
  - 6- WJ RAILING
  - 7- GLASS CANOPY ON STEEL FRAME (SQUARE-POWDER COATED)
  - 8- GLASS GUARD
  - 9- JULIET BALCONY

**M. David Blakely  
Architect Inc.**  
2200 Prince of Wales Dr., Suite 101  
Ottawa, Ontario K2E 2G2  
Phone: (613) 236-8811 Fax: (613) 236-7942

- GENERAL NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND COORDINATE WITH THE EXISTING BUILDING AND TO BE REPORTED TO A SUPERVISOR IMMEDIATELY.
  2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
  3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION AND REVISIONS. ALL REVISIONS MUST BE MADE IN THE DRAWINGS AND KEPT AS PART OF THE DRAWING SET. ALL REVISIONS MUST BE APPROVED BY THE ARCHITECT.
  4. DO NOT SCALE DRAWINGS.
  5. THE REVISIONS SHALL NOT BE ALTERED.
  6. THE DRAWINGS SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION PURPOSES UNLESS THEY HAVE BEEN APPROVED BY THE ARCHITECT.
  7. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND REPORT TO THE ARCHITECT IMMEDIATELY.
  8. BEARS THE ARCHITECT'S SIGNATURE AND SEAL.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2018/02/15	FOR SUBMISSION	JB	MB
2	2018/02/22	FOR SUBMISSION	JB	MB
3	2018/02/27	FOR SUBMISSION	JB	MB
4	2018/03/01	FOR SUBMISSION	JB	MB
5	2018/03/05	FOR SUBMISSION	JB	MB
6	2018/03/08	FOR SUBMISSION	JB	MB
7	2018/03/12	FOR REVIEW	JB	MB
8	2018/03/15	FOR REVIEW	JB	MB
9	2018/03/18	FOR REVIEW	JB	MB
10	2018/03/21	FOR REVIEW	JB	MB

**6 STOREY APARTMENT BUILDING  
280 O'CONNOR ST.  
OTTAWA, ONTARIO**

**AK GLOBAL MANAGEMENT INC.**  
880 Eggen Road P.O. Box 45011  
Ottawa, Ontario K2M 2G7

**SOUTH & EAST ELEVATIONS & DETAILS**

DATE: 2018 BY: JB DATE: 2018 BY: MB

**E1**



- LIST OF MATERIALS**
- 1- BRICK (SIMILAR TO EXISTING BUILDINGS)
  - 2- BRICK (BLACK)
  - 3- URBAN ACCENT PANELS
  - 4- ALUMINUM PANELS
  - 5- WINDOW - CLEARLOW 'E' THERMOPLANE EXTRUDED ALUMINUM FRAMES
  - 6- WJ RAILING
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Phone: (613) 236-8811 Fax: (613) 236-7942

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NO.	DATE	DESCRIPTION	BY	CHKD.
1	2018/02/15	FOR SUBMISSION	JB	MB
2	2018/02/22	FOR SUBMISSION	JB	MB
3	2018/02/27	FOR SUBMISSION	JB	MB
4	2018/03/01	FOR SUBMISSION	JB	MB
5	2018/03/05	FOR SUBMISSION	JB	MB
6	2018/03/08	FOR SUBMISSION	JB	MB
7	2018/03/12	FOR REVIEW	JB	MB
8	2018/03/15	FOR REVIEW	JB	MB
9	2018/03/18	FOR REVIEW	JB	MB
10	2018/03/21	FOR REVIEW	JB	MB

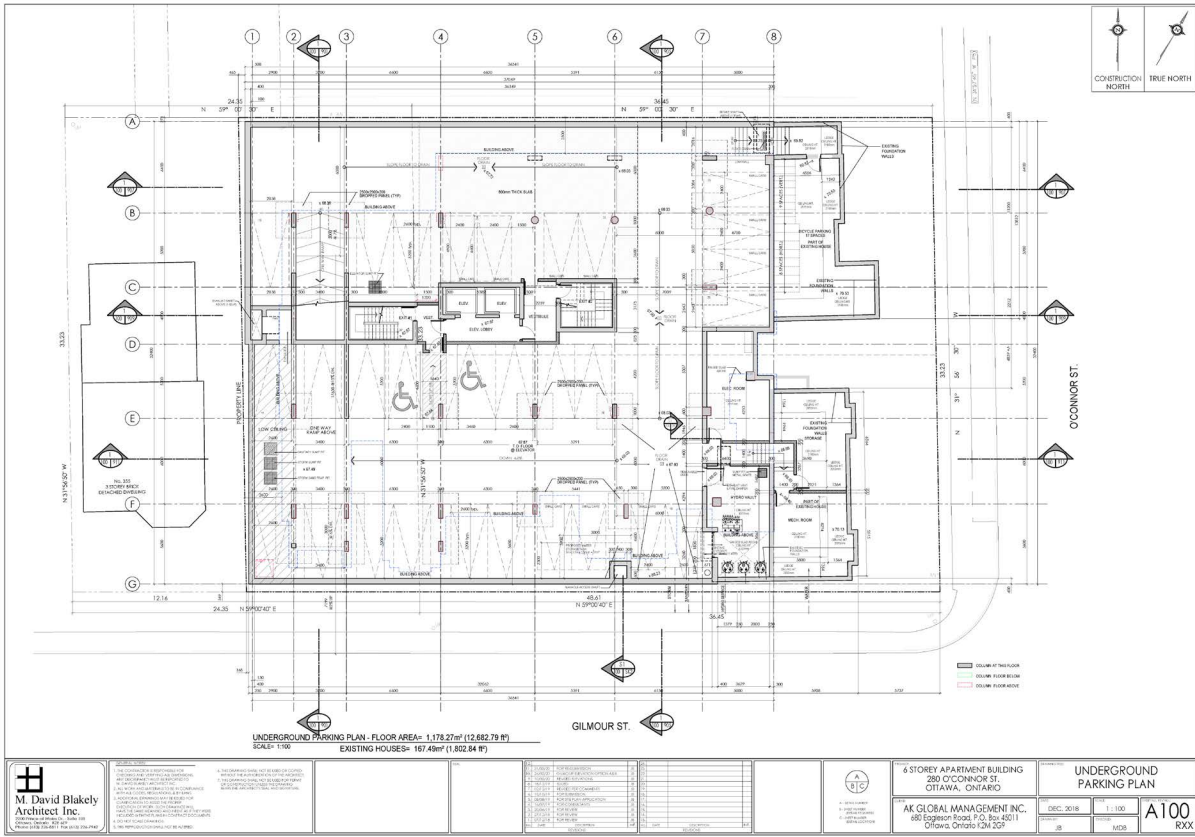
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280 O'CONNOR ST.  
OTTAWA, ONTARIO**

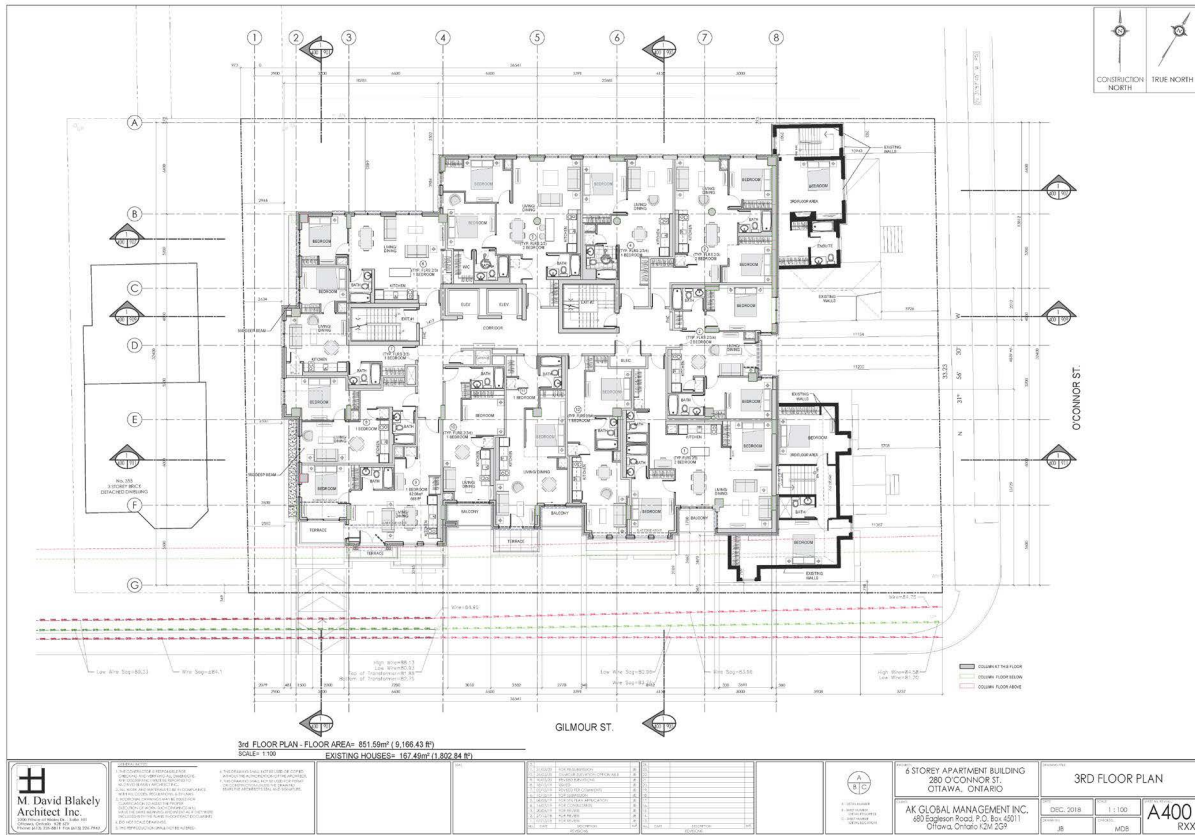
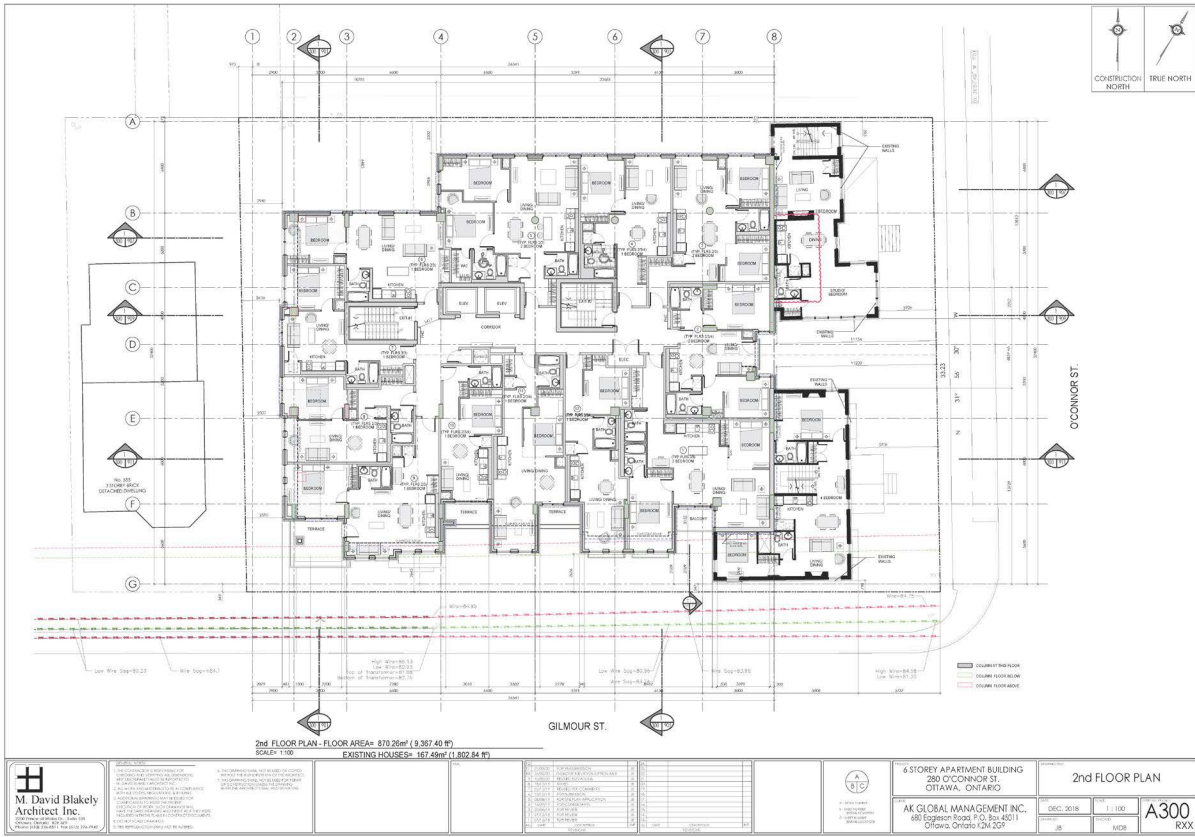
**AK GLOBAL MANAGEMENT INC.**  
880 Eggen Road P.O. Box 45011  
Ottawa, Ontario K2M 2G7

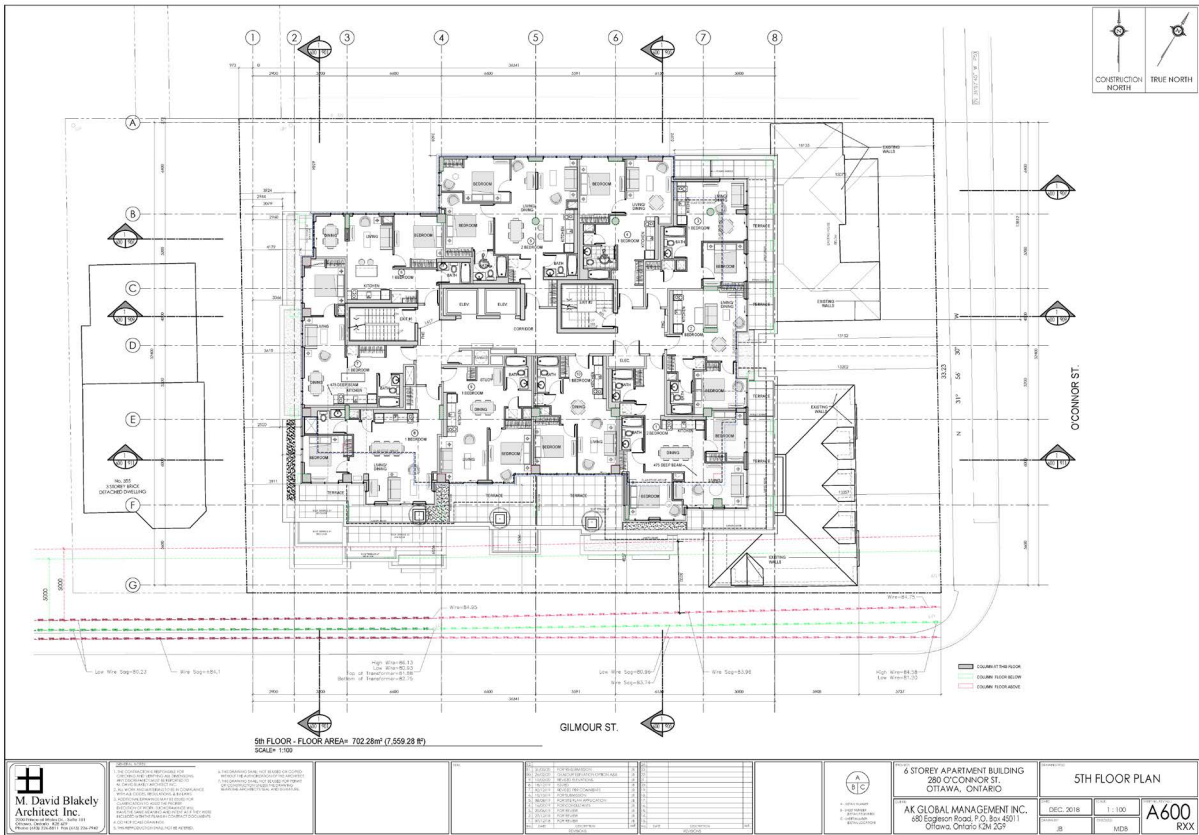
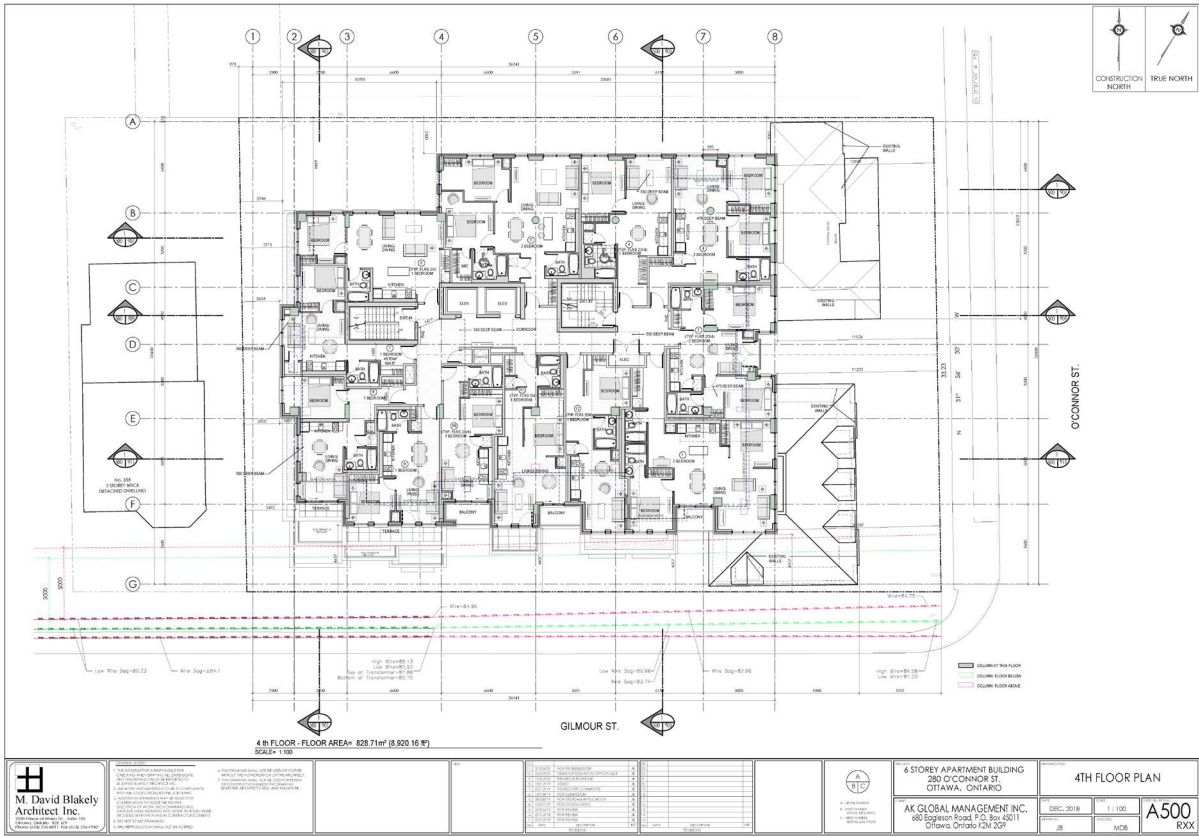
**NORTH & WEST ELEVATIONS**

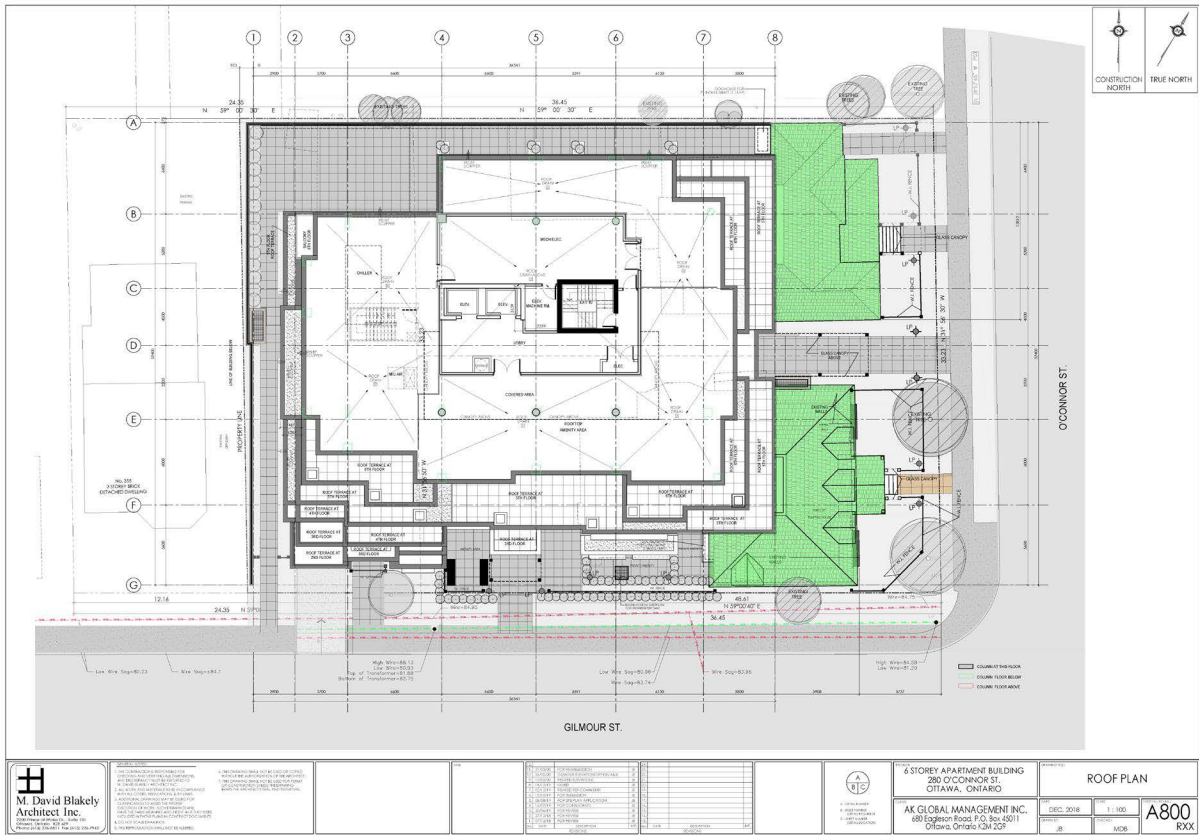
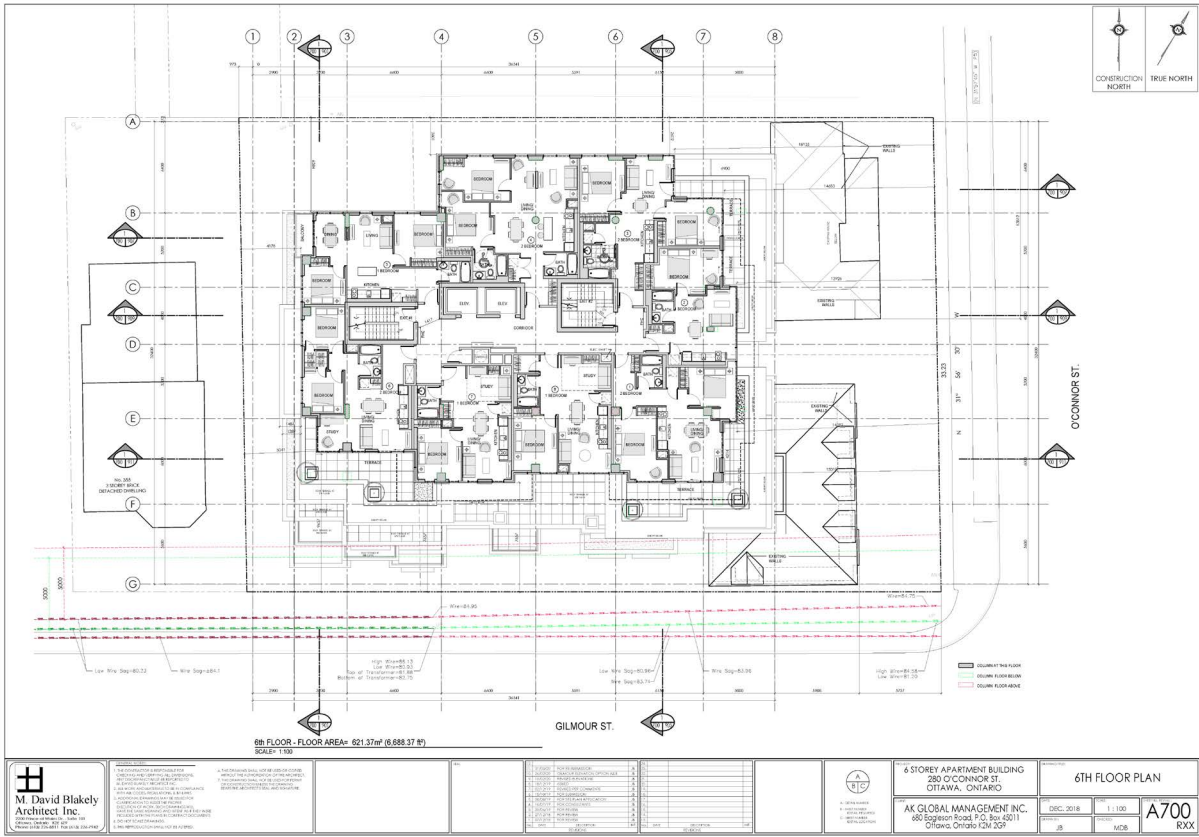
DATE: 2018 BY: JB DATE: 2018 BY: MB

**E2**

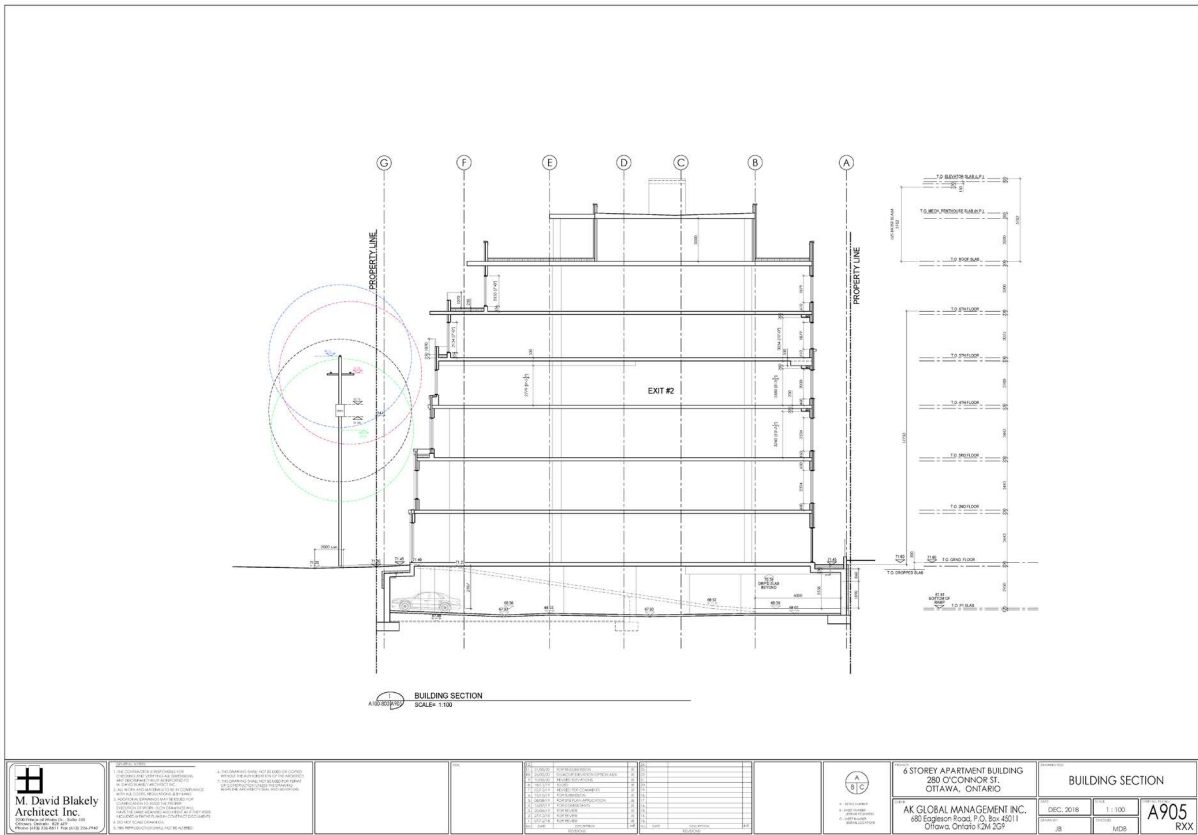
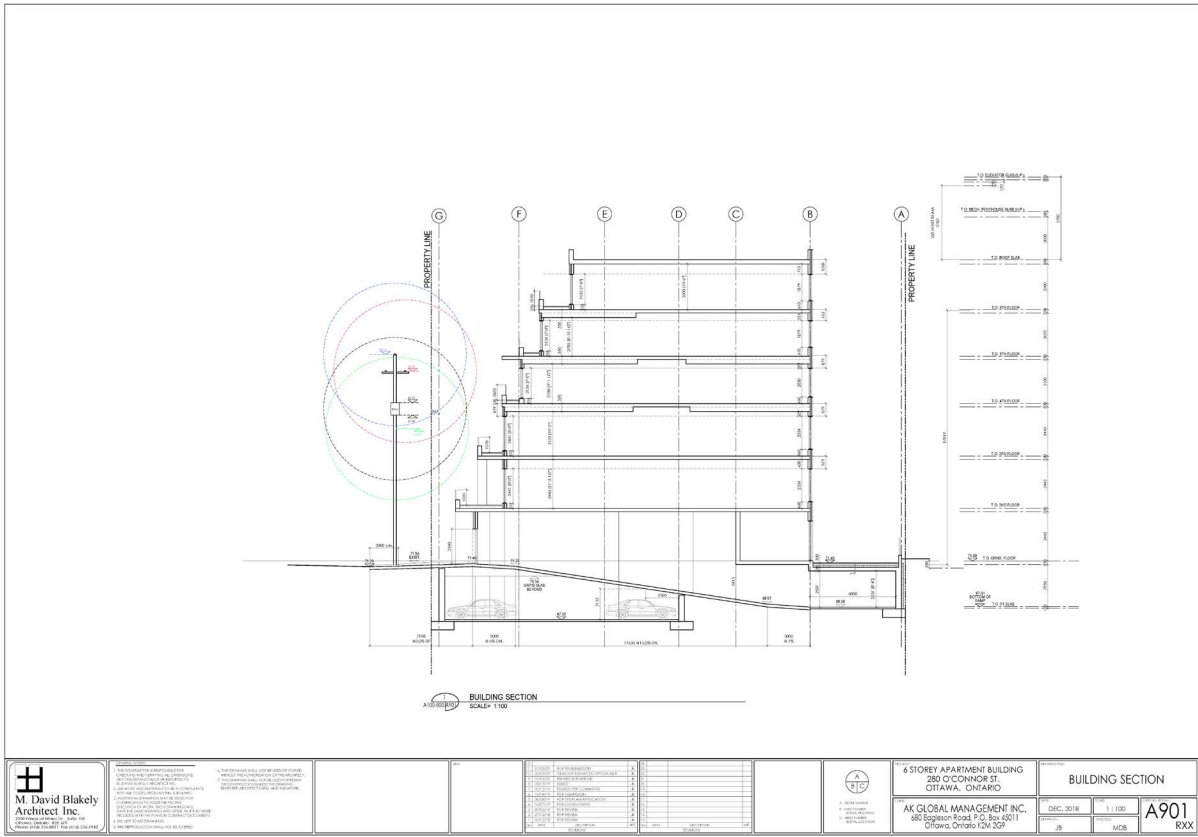


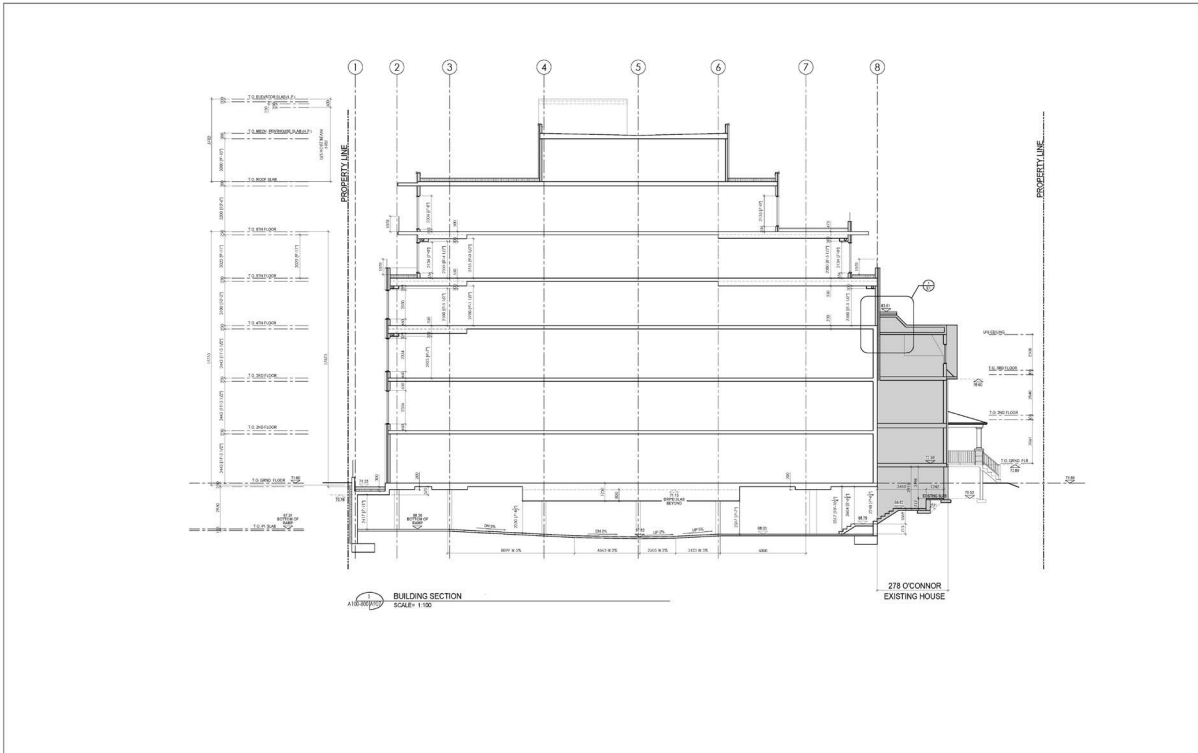




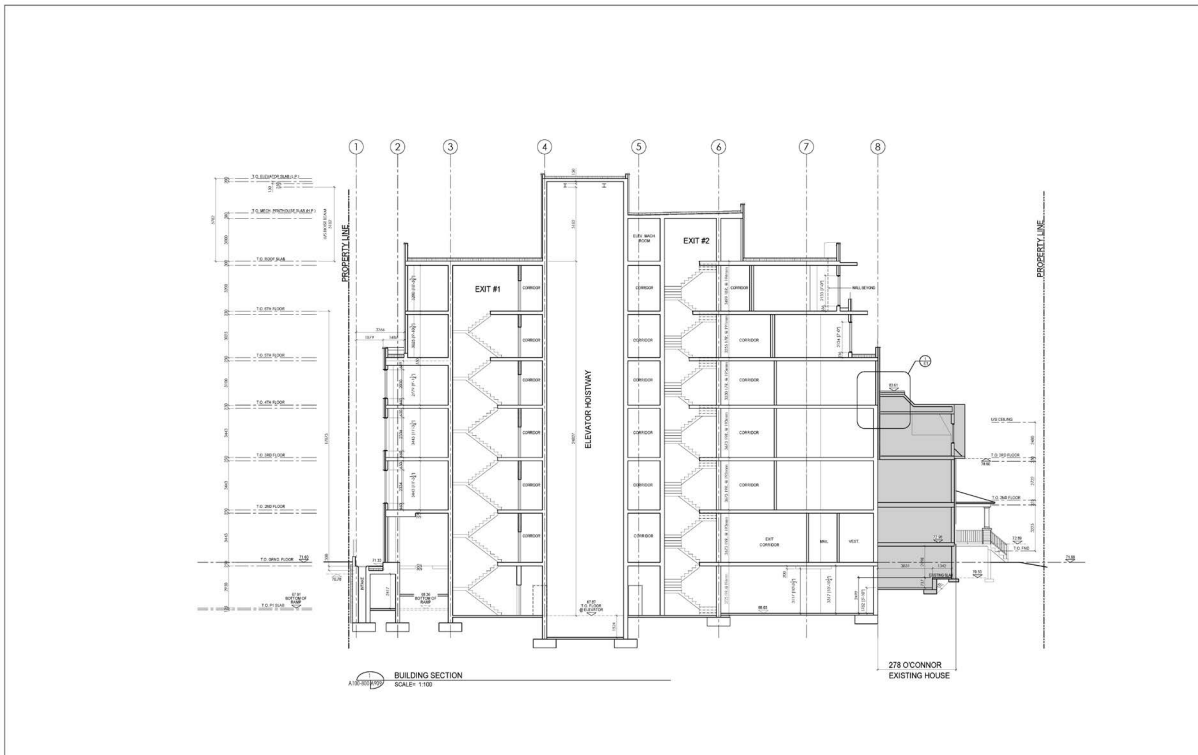




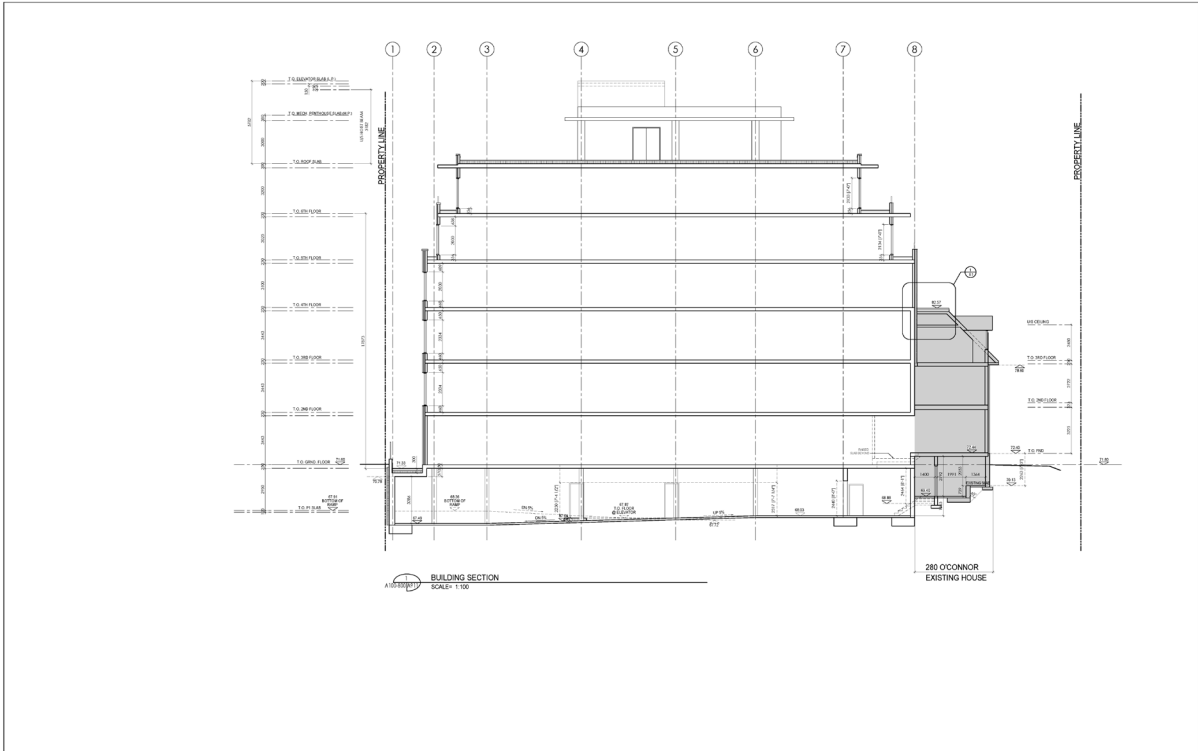




<p>M. David Blakely Architect Inc. 1000 Somerset Street West Ottawa, Ontario K1R 7H5 Tel: 613-237-1111 Fax: 613-237-1112</p>	<p>1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.</p>	<p>6. STOREY APARTMENT BUILDING 280 O'CONNOR ST. OTTAWA, ONTARIO</p>	<p>BUILDING SECTION</p>



<p>M. David Blakely Architect Inc. 1000 Somerset Street West Ottawa, Ontario K1R 7H5 Tel: 613-237-1111 Fax: 613-237-1112</p>	<p>1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.</p>	<p>6. STOREY APARTMENT BUILDING 280 O'CONNOR ST. OTTAWA, ONTARIO</p>	<p>BUILDING SECTION</p>



<p><b>M. David Blakely</b> Architect Inc.</p> <p>1000 Somerset Street West Ottawa, Ontario K1R 7V8 Tel: 613-237-8888 Fax: 613-237-8889</p>	<p><b>PROJECT:</b></p> <p>6 STOREY APARTMENT BUILDING 280 O'CONNOR ST. OTTAWA, ONTARIO</p>	<p><b>CLIENT:</b></p> <p>AK GLOBAL MANAGEMENT INC. 485 Logan Road, P.O. Box 4011 Ottawa, Ontario K2M 3Z7</p>	<p><b>BUILDING SECTION</b></p>	
			<p>DATE: DEC 2018</p> <p>SCALE: 1/100</p> <p><b>A911</b></p> <p>RXX</p>	

***Annex B***

*Shadow Study*



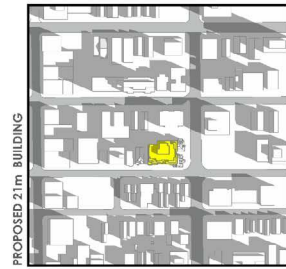
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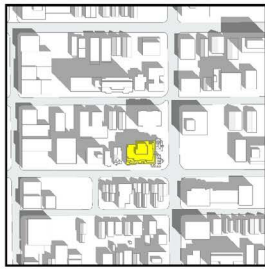
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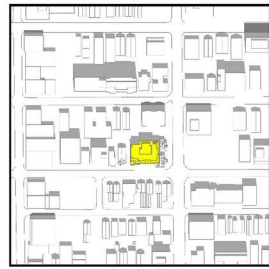
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PROPOSED 21m BUILDING  
JUNE 21st - 7:00am



JUNE 21st - 9:00am



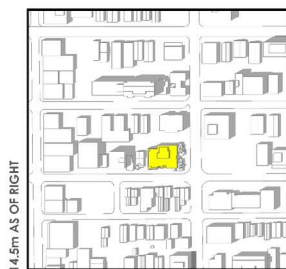
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 M. David Blakely  
Architect Inc.

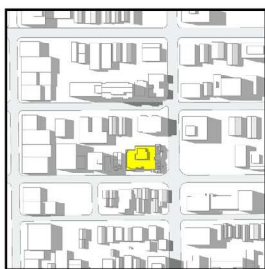
JUNE 21st  
SUN/ SHADOW STUDY

6 STOREY APARTMENT BUILDING  
280 O'CONNOR ST.  
OTTAWA, ONTARIO  
N.T.S. | REV. 01 | JULY 30, 2019

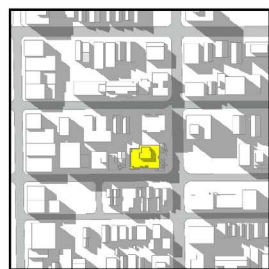
AK GLOBAL  
MANAGEMENT INC.



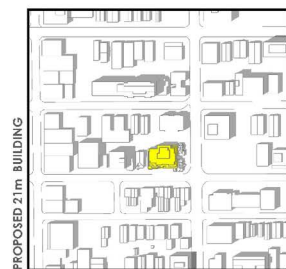
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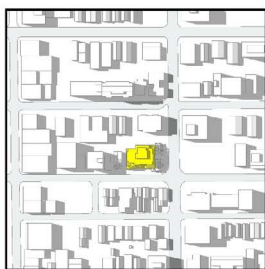
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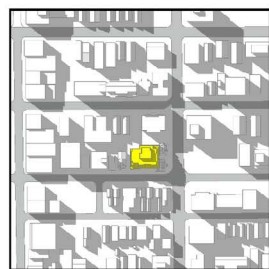
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PROPOSED 21m BUILDING  
JUNE 21st - 1:00pm



JUNE 21st - 3:00pm



JUNE 21st - 5:00pm

 M. David Blakely  
Architect Inc.

JUNE 21st  
SUN/ SHADOW STUDY

6 STOREY APARTMENT BUILDING  
280 O'CONNOR ST.  
OTTAWA, ONTARIO  
N.T.S. | REV. 01 | JULY 30, 2019

AK GLOBAL  
MANAGEMENT INC.




14.5m AS OF RIGHT

JUNE 21st - 1:00pm



PROPOSED 21m BUILDING

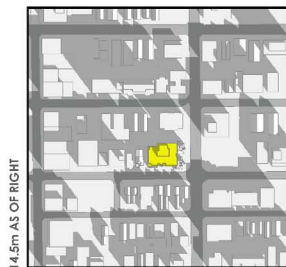
JUNE 21st - 1:00pm

 M. David Blakely  
Architect Inc.

JUNE 21st  
SUN/ SHADOW STUDY

6 STOREY APARTMENT BUILDING  
280 O'CONNOR ST.  
OTTAWA, ONTARIO  
N.T.S. | REV. 01 | JULY 30, 2019

AK GLOBAL  
MANAGEMENT INC.



14.5m AS OF RIGHT

SEPTEMBER 21st - 8:00am



SEPTEMBER 21st - 10:00am



SEPTEMBER 21st - 12:00pm

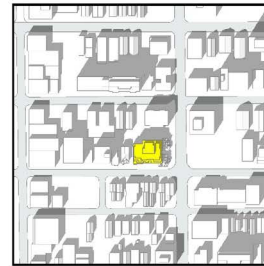


PROPOSED 21m BUILDING


SEPTEMBER 21st - 8:00am



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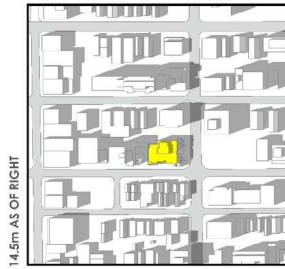
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 M. David Blakely  
Architect Inc.

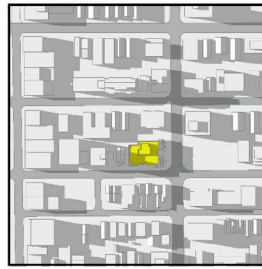
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SUN/ SHADOW STUDY

6 STOREY APARTMENT BUILDING  
280 O'CONNOR ST.  
OTTAWA, ONTARIO  
N.T.S. | REV. 01 | JULY 30, 2019

AK GLOBAL  
MANAGEMENT INC.



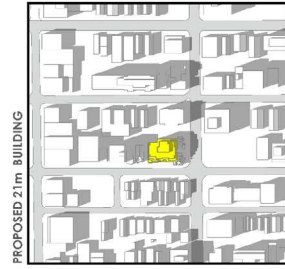
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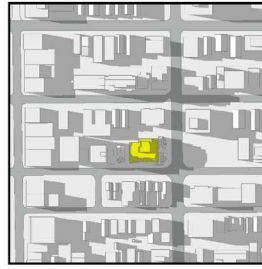
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SEPTEMBER 21st - 6:00pm




PROPOSED 21m BUILDING  
SEPTEMBER 21st - 2:00pm



SEPTEMBER 21st - 4:00pm



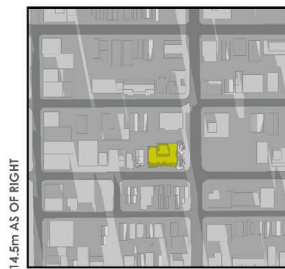
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 M. David Blakely  
Architect Inc.

SEPTEMBER 21st  
SUN/ SHADOW STUDY

6 STOREY APARTMENT BUILDING  
280 O'CONNOR ST.  
OTTAWA, ONTARIO  
N.T.S. | REV. 01 | JULY 30, 2019

AK GLOBAL  
MANAGEMENT INC.



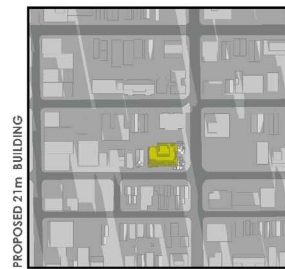
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DECEMBER 21st - 9:00am



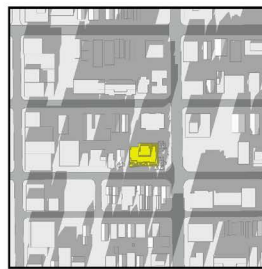
DECEMBER 21st - 11:00am



DECEMBER 21st - 1:00pm




PROPOSED 21m BUILDING  
DECEMBER 21st - 9:00am



DECEMBER 21st - 11:00am



DECEMBER 21st - 1:00pm

 M. David Blakely  
Architect Inc.

DECEMBER 21st  
SUN/ SHADOW STUDY

6 STOREY APARTMENT BUILDING  
280 O'CONNOR ST.  
OTTAWA, ONTARIO  
N.T.S. | REV. 01 | JULY 30, 2019

AK GLOBAL  
MANAGEMENT INC.



14.5m AS OF RIGHT

DECEMBER 21st - 3:00pm



PROPOSED 21m BUILDING

DECEMBER 21st - 3:00pm



M. David Blakely  
Architect Inc.

DECEMBER 21st  
SUN/ SHADOW STUDY

6 STOREY APARTMENT BUILDING  
280 O'CONNOR ST.  
OTTAWA, ONTARIO  
N.T.S. | REV. 01 | JULY 30, 2019

AK GLOBAL  
MANAGEMENT INC.



ROBERTSON MARTIN  
ARCHITECTS



**Annex C**

*Heritage Survey and Evaluation Forms 1996*

CITY OF OTTAWA  
DEPARTMENT OF PLANNING & DEVELOPMENT  
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY  
AND  
EVALUATION FORM

BUILDING FILE NO.  
HERITAGE DISTRICT FILE NO.  
OHR 4305-0200

Municipal Address: 278 O'Connor St.  
Building Name: (doctor's office)  
Legal Description:  
Date of Construction: N/A  
Original Use: Multiple Residential  
Present Use: Commercial/Residential (O.C.D. 1993)  
Present Zoning: R 5-X (2.0) \*24\*  
Planning Area: Centretown

Lot: Lot 12 O'Connor W Block: 382 (F.I.P.) Plan: 15558  
Additions:  
Original Owner:  
Present Owner: Paja Realty Ltd.

=====

PHASE ONE SURVEY

-----

Potential Significance	Considerable	Some	Limited	None
	(Pre- 1870 - 1915)	( 1915 to 1940 )	( 1940 to 1965 )	( 1965 to present )
History				
(Date of Construction)	3	2	1	0
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design compatibility)				

Phase One Survey Score /S Prepared By:  
Potential Heritage Building Yes/No  
Potential Heritage District Yes/No

=====

PHASE TWO EVALUATION RESULTS  
(Summarized from Page 4)

Category 1 2 3 4  
Part V Definite Yes/No  
Part IV Potential Yes/No

If PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:  
Centretown

BY-LAW/DATE:

COMMENTS:



278 O'CONNOR

PHOTO DATE: Fall 1995  
VIEW: W  
SOURCE: K. Deevy  
NEGATIVE NUMBER: 66.15

**HISTORY**

**PREPARED BY:** M. Carter

**DATE:** Fall 1995

**Date of Construction:**  
**Sources:**  
**Trends:**  
**Events:**  
**Persons/Institutions:**  
**Summary/Comments On Historical Significance:**  
**Historical Sources (Coded):**

Factual/Estimated

=====

**ARCHITECTURE**

**PREPARED BY:** J. Smith

**DATE:** Winter 1996

**Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.):** 2 1/2 storey hip-roofed residence. Brick veneer, decorative wood trim and gable, wood and brick porch

**Architectural Style:** Vernacular Queen Anne

**Designer/Builder/Architect:** *F.S. Alexander*

**Architectural Integrity (Alterations):** good

**Other (Structure, Interior, Building Type, Etc.):**

**Summary/Comments On Architectural Significance:** good example of turn of the century residential design.

**ENVIRONMENT**

**PREPARED BY:** J. Smith

**DATE:** Winter 1996

**Planning Area:** Centretown

**Heritage Conservation District Name:** Centretown



**PHOTO DATE:** Winter 1996  
**VIEW:** W-N  
**SOURCE:** *AY*  
**NEGATIVE NUMBER:** *C33*

**Compatibility With Heritage Environs:** Very compatible with heritage mixed use environment

**Community Context/Landmark Status:**

**Summary/Comments On Environmental Significance:** reinforces heritage mixed use character.

CITY OF OTTAWA  
DEPARTMENT OF PLANNING & DEVELOPMENT  
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY  
AND  
EVALUATION FORM

BUILDING FILE NO.  
HERITAGE DISTRICT FILE NO.  
CHR 4305-0200

Municipal Address: 280 O'Connor St.  
Building Name:  
Legal Description:  
Date of Construction: 1879-1901  
Original Use: Single Residential  
Present Use: Multiple Residential (G.C.D. 1993)  
Present Zoning: R 5-X (2.0) \*24\*  
Planning Area: Centretown

Lot: Lot 13 O'Connor W Block: 382 (F.I.P.) Plan: 15558  
Additions:  
Original Owner:  
Present Owner: Amy Wong-Powell and Gerald Powell

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
	(Pre- 1870 - 1915)	( 1915 to 1940 )	( 1940 to 1965 )	( 1965 to present)
History				
(Date of Construction)	3	2	1	0
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design compatibility)				

Phase One Survey Score /9  
Potential Heritage Building Yes/No  
Potential Heritage District Yes/No

Prepared By:

PHASE TWO EVALUATION RESULTS  
(Summarized from Page 4)

Category 1 2 3 4

Part V Definite Yes/No  
Part IV Potential Yes/No

If PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:  
Centretown

BY-LAW/DATE:

COMMENTS:



280-2 photo: (339 611)

PHOTO DATE: Fall 1995  
VIEW: W  
SOURCE: K. Deevey  
NEGATIVE NUMBER: 66.16

**HISTORY**

**PREPARED BY:** M. Carter

**DATE:** Fall 1995

**Date of Construction:**

Factual/Estimated

**Sources:**

**Trends:**

**Events:**

**Persons/Institutions:**

**Summary/Comments On Historical Significance:**

**Historical Sources (Coded):**

=====

**ARCHITECTURE**

**PREPARED BY:** J. Smith

**DATE:** Winter 1996

**Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.):** 2 1/2 storey hip-roofed double residence. Brick veneer, decorative wood trim

**Architectural Style:** Georgian vernacular

**Designer/Builder/Architect:**

**Architectural Integrity (Alterations):** Excellent

**Other (Structure, Interior, Building Type, Etc.):**

**Summary/Comments On Architectural Significance:** good example of turn of the century housing type.

**ENVIRONMENT**

**PREPARED BY:** J. Smith

**DATE:** Winter 1996

**Planning Area:** Centretown

**Heritage Conservation District Name:** Centretown



**PHOTO DATE:** Winter 1996  
**VIEW:** WN  
**SOURCE:** NY  
**NEGATIVE NUMBER:** C33

**Compatibility With Heritage Environs:** Very compatible with residential/institutional environment

**Community Context/Landmark Status:**

**Summary/Comments On Environmental Significance:** Helps establish heritage residential character.

280.000.2.

CITY OF OTTAWA  
DEPARTMENT OF PLANNING & DEVELOPMENT  
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY  
AND  
EVALUATION FORM

BUILDING FILE NO.  
HERITAGE DISTRICT FILE NO.  
OHR 4305-0200

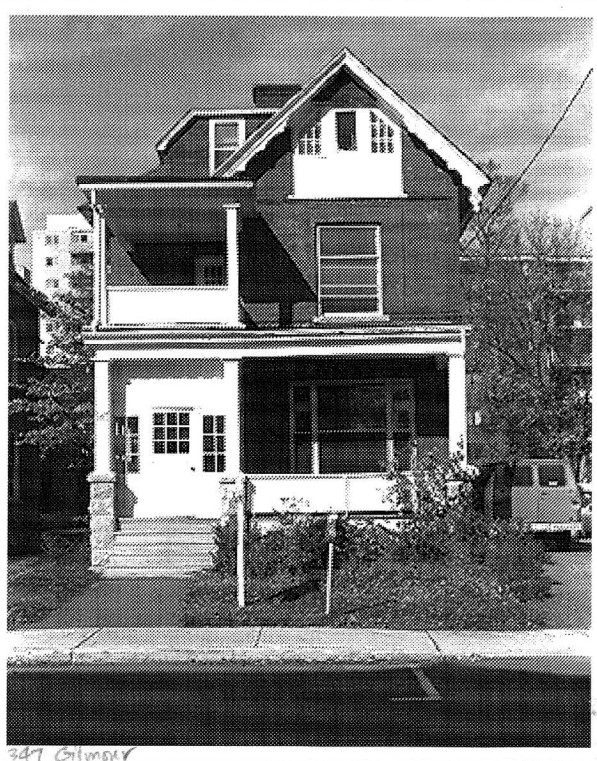
Municipal Address: 347 Gilmour St.  
Building Name:  
Legal Description:  
Date of Construction: 1879-1901  
Original Use: Single Residential  
Present Use: Multiple Residential (O.C.D. 1993)  
Present Zoning: R 5-X (2.0) \*24\*  
Planning Area: Centretown

Lot: Lot D Gilmour S Block: 382 (F.I.P.) Plan: 15558  
Additions:  
Original Owner:  
Present Owner: Amy Wong-Powell

PHASE ONE SURVEY					
Potential Significance	Considerable	Some		Limited	None
	(Pre- 1870 - 1915)	( 1915	to 1940	) ( 1940 to 1965)	( 1965 to present)
History					
(Date of Construction)	3		2	1	0
Architecture	3		2	1	0
Environment	3		2	1	0
(Landmark or Design compatibility)					

Phase One Survey Score /9  
 Potential Heritage Building Yes/No  
 Potential Heritage District Yes/No

Prepared By:



PHASE TWO EVALUATION RESULTS  
(Summarized from Page 4)

Category            1   2   3   4

Part V Definite    Yes/No  
Part IV Potential Yes/No

If PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:  
Centretown

BY-LAW/DATE:

COMMENTS:

PHOTO DATE: Fall 1995  
VIEW: N  
SOURCE: K. Deevey  
NEGATIVE NUMBER: EB 26

**HISTORY**

**PREPARED BY:** M. Carter

**DATE:** Fall 1995

**Date of Construction:**

Factual/Estimated

**Sources:**

**Trends:**

**Events:**

**Persons/Institutions:**

**Summary/Comments On Historical Significance:**

**Historical Sources (Coded):**

=====

**ARCHITECTURE**

**PREPARED BY:** J. Smith

**DATE:** Winter 1996

**Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.):** 2 1/2 hip-roofed residence. Brick veneer, decorative wood trim

**Architectural Style:** Queen Anne vernacular

**Designer/Builder/Architect:**

**Architectural Integrity (Alterations):** good. Porch reworked

**Other (Structure, Interior, Building Type, Etc.):**

**Summary/Comments On Architectural Significance:** good example of turn of the century residential design.

**ENVIRONMENT**

**PREPARED BY:** J. Smith

**DATE:** Winter 1996

**Planning Area:** Centretown

**Heritage Conservation District Name:** Centretown



**PHOTO DATE:** Winter 1996

**VIEW:**

**SOURCE:**

**NEGATIVE NUMBER:**

**Compatibility With Heritage Environs:** very compatible with heritage residential environment

**Community Context/Landmark Status:**

**Summary/Comments On Environmental Significance:** reinforces heritage residential character.

347 Gilmour 2

***Annex D***

*Rationale for Demolition of 347 Gilmour Street  
Dated February 27, 2020*



February 27, 2020

## **278 O'Connor Development – Rationale for Demolition of 347 Gilmour Street**

### 1. Inaccuracy of the 1996 Heritage Survey and Evaluation Forms:

By analysing the 1996 Heritage Survey and Evaluation Forms of the existing buildings on the plot of the proposed development project, we noticed that the 347 Gilmore Street building has the same *Category 2* rating as the 278 and 280 O'Connor. The three buildings were evaluated as *Category 2*, without taking into consideration the clear differences between the O'Connor and the Gilmour buildings in terms of architectural composition, quality and features. This demonstrates the poor quality and unreliability of the Heritage Survey and should reasonably confirm that the rating is in error. That the survey was produced approximately 24 years ago should also factor in this discussion, as it does not address current building condition and characteristics.

### 2. Poor additions and alterations:

The 347 Gilmour building is a marginal architectural example, poorly altered over the years and is in poor shape. The 1901 Fire Insurance Plans illustrate the existence of a porch at the entrance of the 347 Gilmour. The 1912 Fire Insurance Plans shows that this porch was extended over the front façade (figures 1 and 2). In a later stage before 1965 a balcony was poorly added over the entrance porch and walls (Figures 3 and 4), alien to the character of the building and street, were added at the entrance porch. During its life, the building suffered from many other alterations (Figures 5,6,7, and 8) that result in a chaotic appearance. The interior has been completely renovated and no heritage content remains. In some cases, alterations to heritage buildings may have value in and of themselves; we do not assess these alterations as having contributing heritage value.

### 3. Demolition versus new development and the quality of the district

While we understand, in principle, that average/lesser buildings can still contribute to a conservation district, in our assessment, in its current configuration and state, 347 Gilmour has limited value and is not contributing meaningfully to the district. By permitting its demolition, the new development has a better chance of stitching together vacant lots and other heritage fabric, and potentially reinstating some of the streetscape uniformity and continuity, animation and 'feel' that benefits the District.

Factoring all perspectives and criteria, the final result is assessed as overall beneficial to the District and serves as a model for intensification, married to rehabilitated and adaptively reused heritage assets.



**Robert Martin** OAA, MRAIC, CAHP, LEED AP

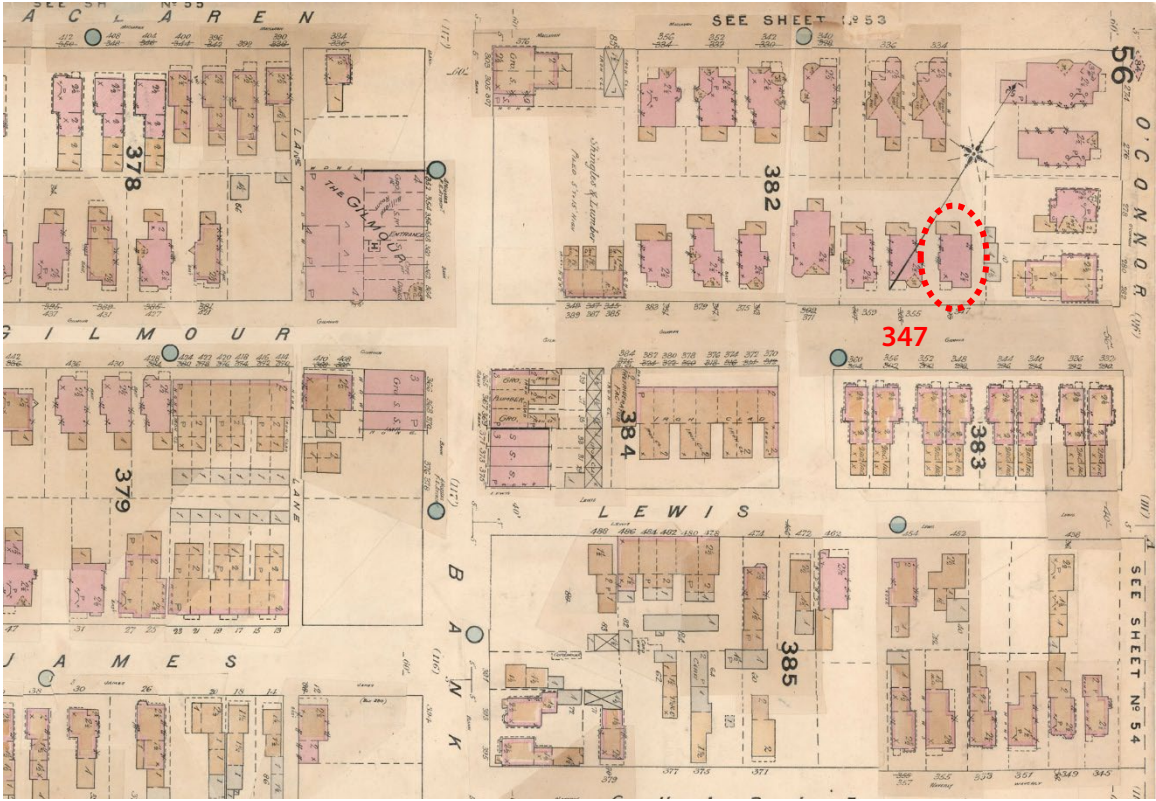


Figure 1: Fire Insurance Plan 1901

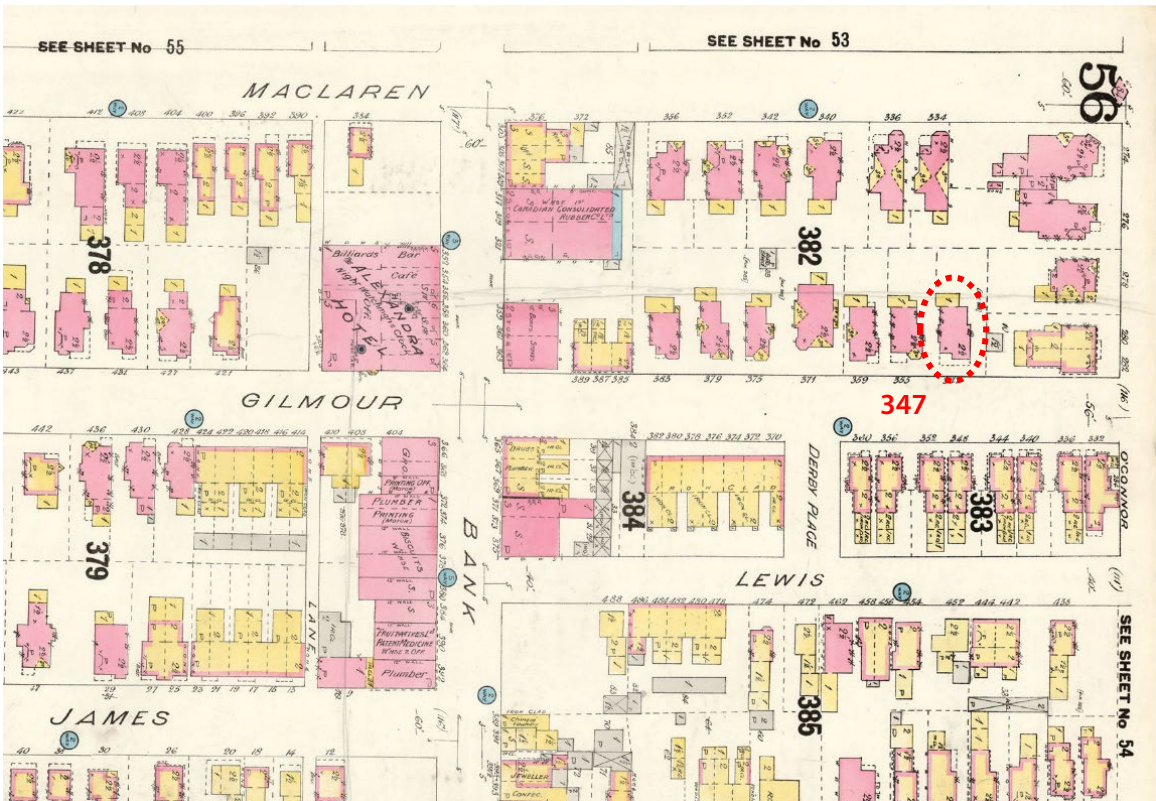
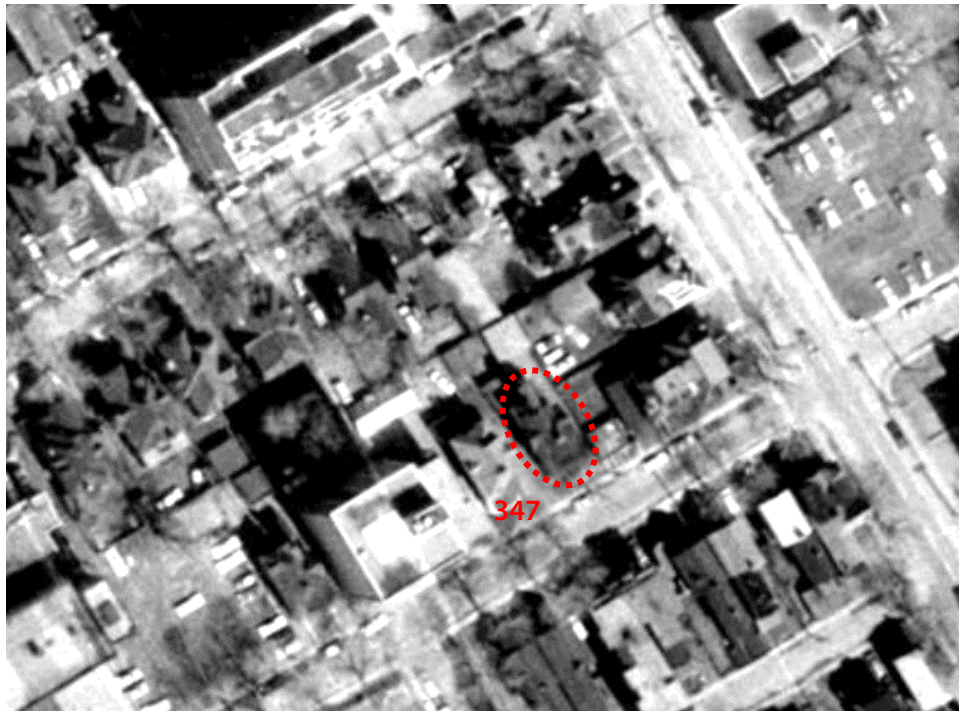
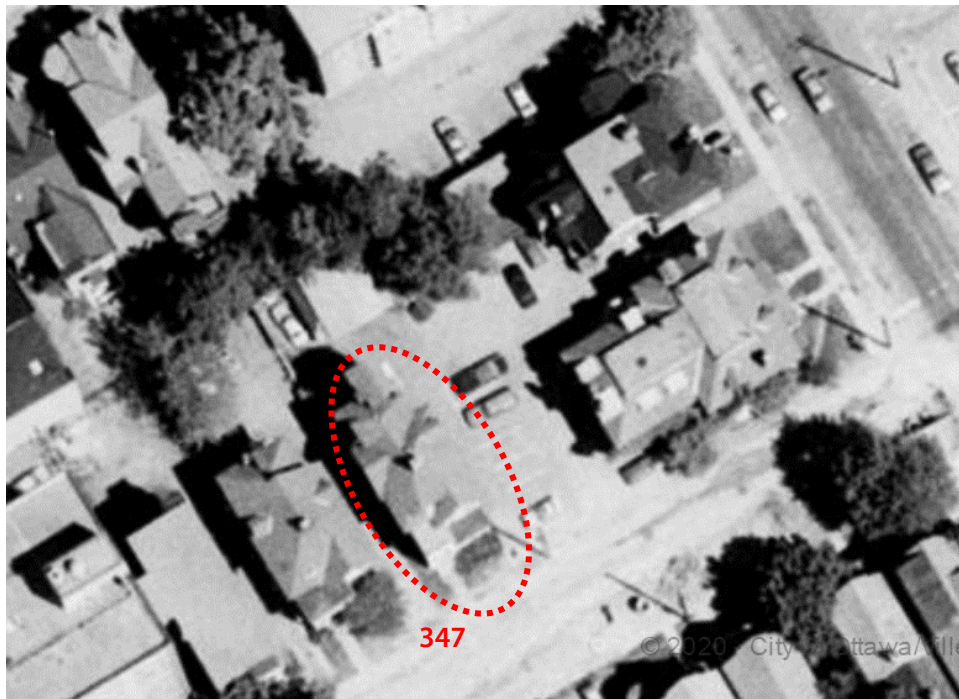


Figure 2: Fire Insurance Plan 1912



*Figure 3: 340 Gilmour-Geo Ottawa 1965*



*Figure 4: 340 Gilmour-Geo Ottawa 1991*



Figure 5: Heritage Survey and Evaluation Form 1996



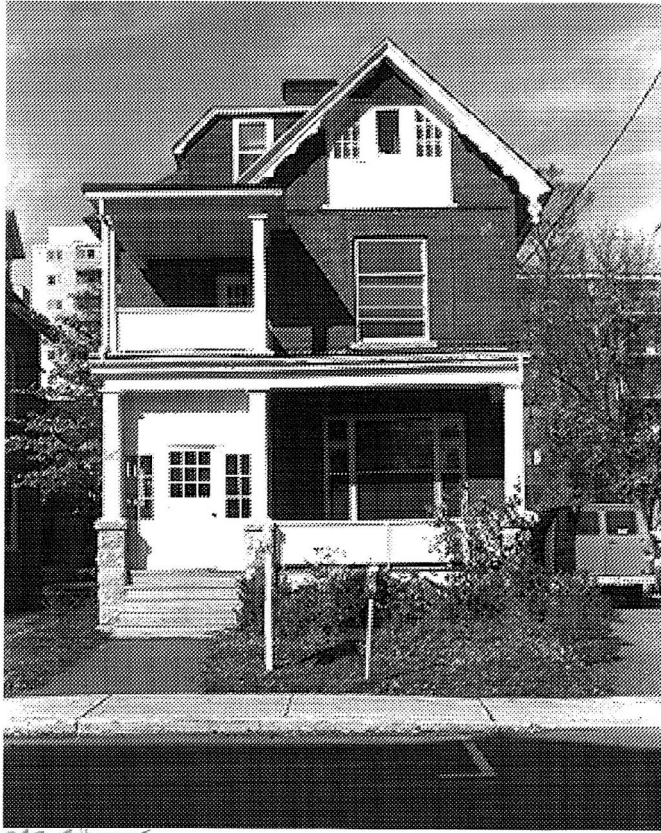
Figure 6: 340 Gilmour-Google 2009



Figure 7: 340 Gilmour-Google 2017



Figure 8: 340 Gilmour-Google 2018



347 Gilmore



**Annex E**

*Conservation Plan*

## **Conservation Plan – 278 and 280 O’Connor Street**

As part of the proposed development, two existing residential buildings will be partially retained on site: 278 and 280 O’Connor Street. Both buildings are recognized as *Category 2* by the City of Ottawa under *Part V* of the Ontario Heritage Act (OHA) as they are located within the *Centretown Heritage Conservation District*. Both are noted for their exterior architectural features as well as their contribution to the heritage character of the area.

As buildings of heritage significance, attention must be given to the conservation of their heritage features. This conservation plan addresses the exterior features of the two buildings, providing a general approach and recommendations for their conservation. It is to be noted that the interior features are not addressed, as the interior spaces of both buildings are expected to be reconfigured as part of the proposed development.

### **1. Conservation Approach**

The main treatment for the two heritage buildings being retained (278 and 280 O’Connor Street), as defined in the *Standards and Guidelines for the Conservation of Historic Places in Canada, 2<sup>nd</sup> Edition*, would be considered one of *Rehabilitation*. *Rehabilitation* is defined as ‘the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.’ In order to properly integrate the proposed residential use on the lot, a large, 6-storey construction will be added. To make both heritage buildings relevant and functional in this proposed development, a rehabilitation approach is required. This will notably require the demolition of the rear and later additions to both heritage buildings as well as the reconfiguration of their interior spaces, in order to be better integrated into the new development.

As part of the proposed development, the exterior appearance of the buildings at 278 and 280 O’Connor Street, minus the rear and later additions, will be maintained. *Preservation* is recommended as a secondary conservation approach, to be applied to the majority of the exterior heritage attributes of the remaining facades of the buildings. The *Standards and Guidelines* state that *Preservation* involves ‘protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value.’ As such, most exterior architectural elements and materials of the two buildings will be preserved as well as the general massing and articulation of the retained facades. *Minimum intervention* will be adopted as a general approach, aiming to repair and retain *in situ* the existing elements, rather than replacing them. Elements that are deteriorated beyond repair will be replaced in kind or with a compatible alternative. New elements added to the exterior will be physically and visually compatible with the existing. The proposed scope of work for each element of the exterior facades is described in more detail in the following section.

In keeping with the *Standards and Guidelines*, thorough documentation will be required both prior to the start of the work, to record existing, as-found conditions, as well as throughout the design and construction process, in order to maintain an accurate record of intervention. This documentation will also act as a comprehensive record, should the need arise for reinstatement of certain features or portions of the buildings in the future.

During all work on site, measures will need to be taken to ensure the buildings and their architectural elements are not damaged during both demolition and new construction. Certain elements, notably elements with a structural purpose, may need to be repaired or consolidated before the commencement of demolition, to ensure the structural integrity of the buildings’ facades throughout construction. Proper protection of the exterior architectural features will need to be implementation prior to demolition and construction to ensure they are not damaged by any work on site.

### **2. Conservation Treatment by Element**

A more thorough on-site investigation will be required to assess the existing condition of each element and the specific work required. The following describes general approaches and scope of work for each element of the exterior facades, in keeping with the conservation approach described in the previous section.



## **2.1. 278 O'Connor Street**

### **2.1.1. Stone Foundation**

The existing stone foundation should be repaired as required and maintained. This includes raking and repointing the mortar joints with a compatible mortar. Crack and fracture repairs, as well as Dutchmen repairs, may be required, either to repair existing stones, or to repair damages that may occur during construction. The structural stability of the foundation walls should be ensured before demolition of the rear additions. Special attention should be given to the connection joint between the existing stone foundation walls and the new construction, to ensure its compatibility.

### **2.1.2. Brickwork**

The brickwork, notably the exterior walls, should be repaired as required and maintained. This includes repointing, where necessary, with a compatible mortar, and repairing any cracks or fractures. The structural stability of the brick masonry walls should be ensured before demolition of the annexing structures. Special attention should be given to the connection joint between the brickwork and the new structure, to ensure its compatibility.

### **2.1.3. Porch**

#### **2.1.3.1. Concrete base**

The concrete stairs and base of the porch should be repaired as necessary and maintained. This includes filing cracks as they appear and ensuring proper drainage around the porch.

#### **2.1.3.2. Brick pillar**

The brick pillars surrounding the porch should be repaired and maintained as described in the *Brickwork* section above.

#### **2.1.3.3. Millwork**

As part of the proposed development, the low brick walls surrounding the porch will be replaced with new wood railings. The design of the new railing should be sympathetic and compatible with the existing. Any damage to or openings in the surrounding brick pillars resulting from the removal of the low brick walls should be repaired.

#### **2.1.3.4. Porch roofing**

The roofing should be replaced per the *Roof* section below.

### **2.1.4. Woodwork**

The exterior woodwork should be preserved and maintained. This includes the decorative wood trimmings and cladding located at the O'Connor façade pediment, as well as the wood moldings along the eaves of the roof. The woodwork should be repainted as necessary with a compatible paint. Any damaged element should be restored or replaced in kind if rotted or beyond repair. Proper drainage should be maintained from the roof to prevent the accelerated deterioration of the woodwork.

### **2.1.5. Doors**

The two exterior doors on the O'Connor façade should be repaired as needed and maintained. This includes repainting the door faces and repairing or replacing the weatherstripping, sealants and sills as necessary.

## 2.1.6. Windows

### 2.1.6.1. *Wood windows*

The existing wood windows are generally not in good condition and are not original. It is proposed to replace the existing wood windows with a compatible contemporary alternative, notably to achieve better energy efficiency as per the building code. Replacement windows will need to match the existing units in appearance and proportions, using thin mullion profiles where applicable.

### 2.1.6.2. *Aprons and Headers*

The stone aprons and headers located at each window opening should be repaired as needed and maintained. This includes repairing any cracks or deterioration and ensuring an adequate connection and seal with the surrounding brickwork and windows.

## 2.1.7. Roof

### 2.1.7.1. *Cladding*

The cladding on the main roof and porch roof should be replaced. The new roofing should be compatible with the heritage character of the building. Special attention should be given to the areas where the existing roof will meet the new construction, to ensure that all connection points between the two structures are compatible. Notably, water management and drainage should be addressed at the proposed connection points with the new structure, with the use of proper flashing and sloping.

### 2.1.7.2. *Flashings*

Along with the replacement of the roof, the flashings should be replaced with a compatible material. Some alterations to flashings are recommended, such as water diverters (crickets) at the junction between roofs and masonry to project water away from wall surfaces.

### 2.1.7.3. *Chimney*

The brick chimney should be repaired as needed and maintained. Its structural stability should be ensured before demolition begins. The brickwork should be repointed as necessary with a compatible mortar and any cracks or fractures repaired.

## 2.2. 280 O'Connor Street

### 2.2.1. Stone Foundation

The existing stone foundation should be repaired as required and maintained. This includes raking and repointing the mortar joints with a compatible mortar. Crack and fracture repairs, as well as Dutchmen repairs, may be required, either to repair existing stones, or to repair damages that may occur during construction. The structural stability of the foundation walls should be ensured before the demolition of the rear additions. Special attention should be given to the connection joint between the existing stone foundation wall and the new construction, to ensure its compatibility.

### 2.2.2. Brickwork

The brickwork, notably the exterior walls, should be repaired as required and maintained. This includes repointing, where necessary, with a compatible mortar, and repairing any cracks or fractures. The structural stability of the brick masonry walls should be ensured before the demolition of the annexing structures. Special attention should be given to the connection joint between the brickwork and the new structure, to ensure its compatibility.

### 2.2.3. Porch

#### 2.2.3.1. *Pillars*

The brick pillars around the porch should be preserved and maintained as per the *Brickwork* section above.

#### 2.2.3.2. *Millwork*

The wood columns and pediment should be maintained as per the *Woodwork* section below. The wood porch should be repaired as required and maintained. This includes repairing or replacing in kind the broken latticework at the base of the porch and repainting it with a compatible paint in a matching color. The wood stairs and floor of the porch should likewise be stripped and repainted with a compatible paint. The structural integrity of the porch should be assessed and repaired as necessary. Proper drainage around the base of the porch should be maintained to ensure the protection of the lower wood elements from excessive exposure to moisture; any rotted wood should be replaced and painted to match.

#### 2.2.3.3. *Porch roofing*

The roofing should be replaced as per the *Roof* section below. The flashings should be replaced with a compatible material and the water management reviewed and corrected. Some alterations to flashings are recommended, such as water diverters (crickets) at the junction between roofs and masonry to project water away from wall surfaces.

### 2.2.4. Woodwork

The woodwork should be repaired or restored as needed and maintained. This includes the wood railings, columns and pediment of the porch, the wood moldings along the top of the two bay windows, the decorative wood headers of all windows, as well as the moldings along the eaves of the roof. In areas where the paint is peeling, notably around the porch and the bay windows, the woodwork should be stripped and repainted with a compatible paint in a matching color. Any rotting wood should be repaired or replaced in kind, and proper drainage ensured, notably at the bay windows and porch.

### 2.2.5. Doors

The two exterior wood doors on the O'Connor façade should be repaired or restored as required and maintained. This includes repainting/refinishing the doors with a compatible finish and repairing or replacing the weatherstripping, sealants and sills as necessary.

### 2.2.6. Windows

#### 2.2.6.1. *Basement Windows*

The basement window openings are presently boarded and covered with metal grids on the exterior. The basement windows should be reinterpreted to accommodate the new use. Any new window should be compatible with the existing.

#### 2.2.6.2. *Wood Windows*

The existing wood windows are generally not in good condition and are not original. It is proposed to replace the existing wood windows with a compatible contemporary alternative, notably to achieve better energy efficiency as per the building code. Replacement windows will need to match the existing units in appearance and proportions.

### 2.2.6.3. *Dormer Windows*

The dormer windows are generally not in good condition. It is proposed to replace them with a compatible contemporary alternative, notably to achieve better energy efficiency. Replacement windows will need to match the existing units in appearance and proportions. Concerning the new dormer to be added to the O'Connor façade, the design of the new window should match those on the existing dormers.

### 2.2.6.4. *Aprons*

The stone aprons located at each window opening are to be preserved and maintained. This includes repairing any deterioration and ensuring an adequate connection and seal with the surrounding brickwork and the windows. The cracked stone aprons at the windows should be repaired where applicable.

### 2.2.7. *Metalwork*

The metal cresting located on top of the two bay windows on the O'Connor façade should be repaired as necessary and maintained. This includes replacing any missing or damaged elements, and ensuring adequate rust protection, notably with the application of a compatible rust resistant coating.

### 2.2.8. *Roof*

#### 2.2.8.1. *Cladding*

The cladding on the main roof and porch roof should be replaced, as it is in poor condition. The new roofing should be compatible with the heritage character of the building. Special attention should be given to the areas where the existing roof will meet the new construction, to ensure that all connection points between the two structures are compatible. Notably, water management and drainage should be addressed at the proposed connection points with the new structure, with the use of proper flashing and sloping. The portion of the roof surrounding the proposed new dormer on the O'Connor façade should be similarly addressed to ensure proper water management around the new dormer structure.

#### 2.2.8.2. *Flashings*

Along with the replacement of the roof, the flashings should be replaced with a compatible material. Some alterations to flashings are recommended, such as water diverters (crickets) at the junction between roofs and masonry to project water away from wall surfaces.

#### 2.2.8.3. *Chimney*

The brick chimneys should be repaired as needed and maintained. Their structural stability should be ensured before demolition begins. The brickwork should be repointed as necessary with a compatible mortar and any cracks or fracture repaired.

#### 2.2.8.4. *Dormers*

Three of the four dormers are to be retained as part of the new development. The retained dormers should be repaired as needed and maintained. This includes replacing the roof shingles as part of the roof replacement mentioned in the *Cladding* section above, repainting the wood trimmings as necessary, and addressing leakage issues if they arise. As part of the rehabilitation, it is proposed to add a new dormer between the two existing dormers on the O'Connor façade. The design of this new dormer should be sympathetic and compatible with the existing.