

# CULTURAL HERITAGE IMPACT STATEMENT

73-77 Guigues Avenue, Ottawa, Ontario



**SUBMITTED TO: 7820283 Canada Inc.**

**PREPARED BY: COMMONWEALTH HISTORIC RESOURCE MANAGEMENT**

**August 2019**

Image Cover Page: South West Elevation at the Corner of Guigues and Parent Avenues. Hamel Design & Planning, REV18 August 2019.

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## 1.0 INTRODUCTION

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### 1.1 Introduction

This Cultural Heritage Impact Statement (CHIS) has been requested by the City of Ottawa. The purpose of the CHIS is to identify the heritage resources and values that may be impacted by the demolition of an existing Category 4 heritage resource and the construction of seven residential town homes at 73-77 Guigues Avenue. The proposed development is located in the Lowertown West Heritage Conservation District (HCD), which is designated by the City of Ottawa under Part V of the Ontario Heritage Act (OHA) (By-law 192-94).

This CHIS is being submitted in support of a Minor Zoning By-law Amendment, Site Plan Control, and heritage permit applications to facilitate the redevelopment of the property located at 73 Guigues Avenue, in the City of Ottawa. The proposal entails constructing a seven-unit townhouse dwelling, with site specific exceptions to the Residential Fourth Density, Subzone S (R4S) zone.

The minor zoning amendment will seek relief to permit:

- A reduced lot area;
- A reduced corner side yard setback;
- A reduced interior yard;
- A reduced setback for a roof-top access;
- Principal entranceways to not face the front lot line (Guigues Avenue);
- Porches, balconies, canopies and steps to further project into required yards as well as parapets to further project above the maximum building height; and,
- An exemption from provisions of the Heritage Overlay.

This Cultural Heritage Impact Statements (CHIS) follows the content outline recommended by the City of Ottawa.

The following documents were used in the preparation of this report:

- Parts IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa;
- The Lowertown West Heritage Conservation District Study, 1993, A.J. Diamond, Donald Schmitt and Company;
- Heritage Survey and Evaluation Forms 1992: 61, 73-77, 79 – 81, 85 - 87 Guigues Avenue; 66 & 70 Parent Avenue; and 72-74, 78 St. Andrew St.;
- Statement of Heritage Significance, Lowertown West HCD, Ottawa, ON (Historic Places);
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010;
- Minutes of Pre-application Consultation Meeting, June 29, 2018;
- 73 Guigues Avenue, Planning Rationale in Support of Minor Zoning By-law Amendment Site Plan Control Application. Novatech, May 13, 2019; and,
- Site plans and elevations, Hamel Design & Planning, Revisions 17, April 24 2019, Revision 18 May 15, 2019;
- June 28, 2019 comments from MacKenzie Kimm on the CHIS 85-87 Guigues Avenue.

## 1.2 Present Owner and Contact Information

**Address:** 73 -77 Guigues Avenue, Ottawa, Ontario

**Current Owner and Contact:**

7820283 Canada Inc.

Michael George

1257 Grande Allée Gatineau Q.C. J9J 3B6

michaelgeorge@mginovations.ca

## 1.3 Site Location, Current Conditions and Introduction to Development Site

The property is located within the Lowertown West Heritage Conservation District in a block bound by Guigues Avenue to the south, Parent Avenue to the west, St. Andrews St. to the north, and Dalhousie St. to the east. A two-storey stucco clad triple row house with a flat roof, a garage and a small shed are located on the property, at (73-77) Guigues Avenue. The lot frontage is 42' with a depth of 101'. The owner is proposing to demolish the triple row house, shed, and the detached garage.



Figure 1: Block plan of the area bound by Parent, St. Andrew, Guigues, and Dalhousie. Site arrowed. Source: GeoOttawa

## **1.4 Built Heritage Context and Street Characteristics (Neighbourhood Character)**

Throughout the neighbourhood, the late nineteenth-century residential block pattern still reads clearly. The blocks are uniform consisting of narrow residential lots with buildings forming an edge to each block. The block consists primarily of two and three storey single detached, and double houses constructed between 1870 – 1910. The primary building typology is consistent with other properties; and includes, flat roofed structures, wood and brick cladding, with a limited number of gable front buildings. A number of buildings have been covered with modern finishes, i.e. siding, angel stone. The existing building within the development site is typical of neighbourhood buildings in both form and updated finishes.

The development site is atypical in character for the neighbourhood in that mid-block buildings were expropriated in 1903 to create Parent Avenue (formerly Barrett Lane) - a 32' right-of-way extending south from Bruyère to Guigues Avenue (formerly Church St.) and linking up with Barrett Lane. In the 1950, Parent Avenue was widened to a 64' width with the expropriation of the lots and the demolition of buildings on the east side of the street leaving 73-77 Guigues Avenue at the south end of the block. 73 -77 Guigues underwent extensive alterations in 1956 with the installation of the stucco and angel stone finishes, and the reworking of the fenestration pattern. The triple row house at 73-77 Guigues Avenue first appears on the 1878 – 1888 fire insurance plan.

### **Street Characteristics**

The street characteristics of Guigues Avenue and St. Andrew Street reflect the uniform development of residential properties from the 1860s through to 1910, with a limited number of post 1910 infill developments. Traditionally, buildings are set back uniformly from the street, with entrance walks, verandahs, small front yards featuring a mix of soft landscape (shrubs, planting beds, grass) and hard landscape (asphalt, pavers) some with decorative fence enclosures.

The characteristic of Parent Avenue is unique in that at the turn of the 19<sup>th</sup> century the street was developed as a through-block right of way and subsequently in the 1950s widened to a 64'. Two infill buildings were constructed on the west side of Parent Avenue Avenue— 66 and 70 Parent Avenue - in 1904, 1928 and 1943 respectively. The street characteristics on the east side of Parent Avenue reflect the widening of the street in the 1950s and the exposure of the west façade of the buildings and rear yards of the properties to the street. The buildings on the west side of Parent Avenue are not set back uniformly from the street. The buildings at 64 St. Andrew and 66 Parent Avenue are close to the lot line with a strip of stone pebbles in the side yards, and a single street tree. The building at 61 Guigues compliments the corner lot with a wrap around verandah, and additions fronting onto Parent, large landscaped side yard containing a mix of trees, shrubs, planting beds and grass, as well as a paved driveway.



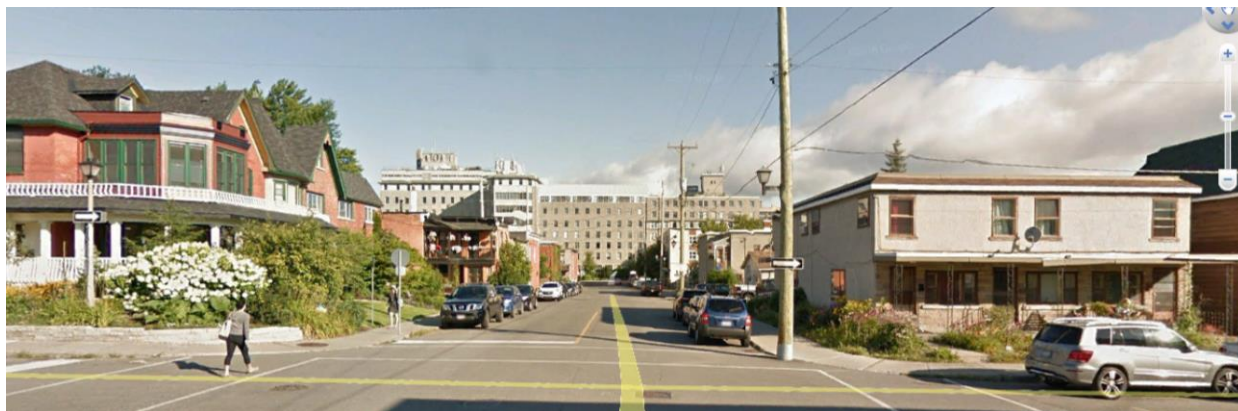


Figure 2: View looking north on Parent from Guigues Avenues. The development site at 73-77 Guigues (right) and 61 Guigues (left) Source: Google Earth.

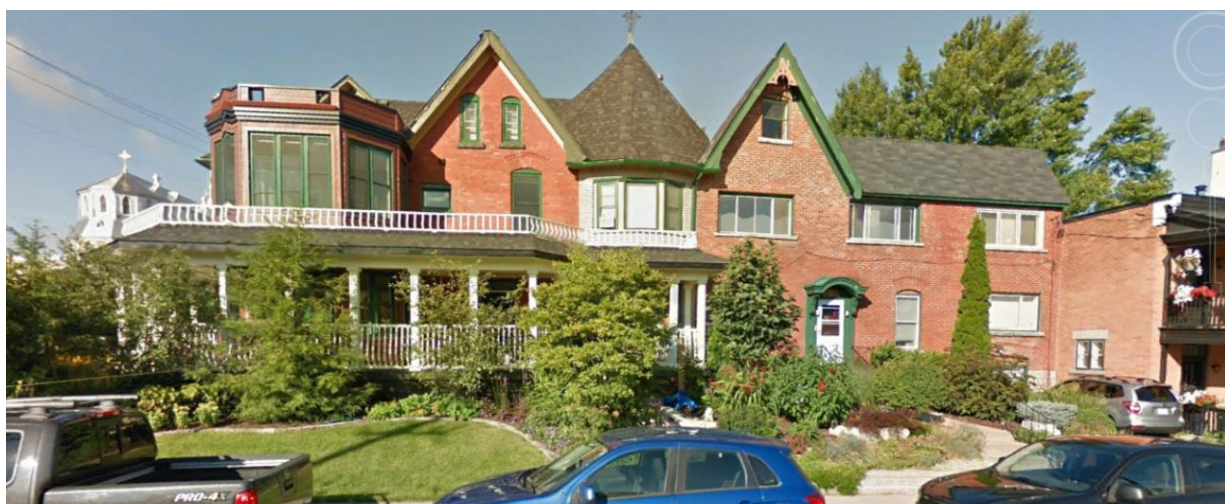


Figure 3: View of 61 Guigues (left) and 70 Parent Avenue (right) and a circa 1928-43 addition (right). Note the side yard set-back from Parent, verandahs, the extensive landscaping which is atypical of the area. Source: Google Earth, HSF 1985.



Figure 4: View of the development site with 73-77 Guigues (right), 72-74 St. Andrew St and the garage (left). Source: Google Earth.

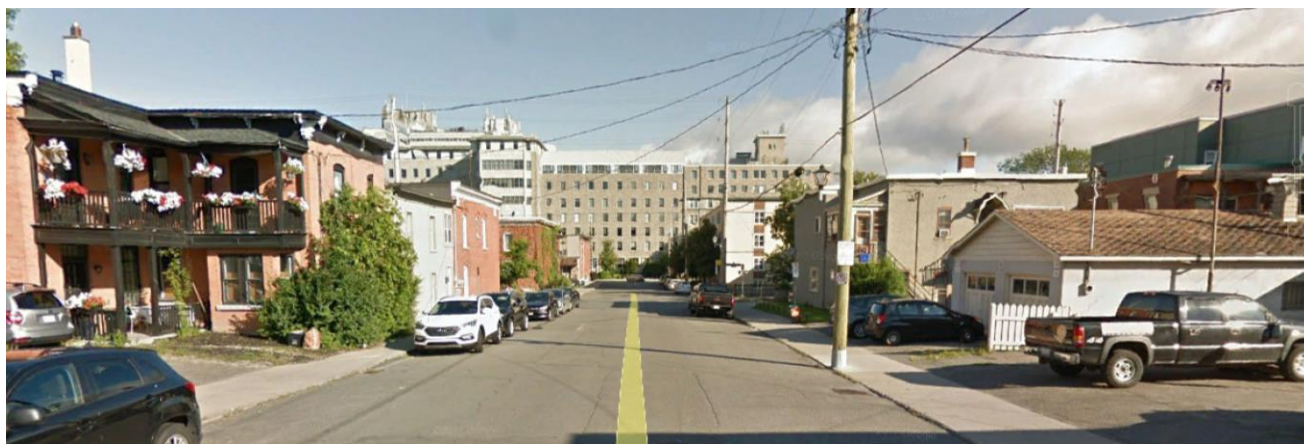


Figure 5: View looking north on Parent Avenue from the midpoint of the block. Note the two storey verandas. The garage to the right is located within the development site. Source: Google Earth.

## 1.5 Relevant Information from Council Approved Documents

### Lowertown West HCD

The development site is within the boundaries of the Lowertown West HCD that was designated under Part V of the OHA By-law 269-97. All properties within the HCD are designated and properties that were evaluated as part of the study as categories 1-3 are “contributing” and category 4 properties are “non-contributing”. A table of the categorization of properties within 35m of the development site follows.

Building Address	Heritage	Status/Action	Building Type
73-77 Guigues Avenue Development Site	Category 4	Demolition	Triplex Residential
72-74 St. Andrew (Part combined lot with 73 Guigues)	Category 3		Double Residential
79 Guigues Avenue	Category 3	N/A	Single Residential
81-83 Guigues Avenue	Category 4	N/A	Double Residential
85 – 87 Guigues Avenue	Category 3	N/A	Double Residential
61 Guigues Avenue	Category 3	N/A	Single Residential
70 Parent Avenue	Category 4	N/A	Residential / Office
66 Parent Avenue	Category 3	N/A	Single Residential
78 St. Andrew	Category 3	N/A	Single Residential

Figure 6: Table of properties that are within 35m and adjacent to the development site and their categorization within the HCD plan. Source: Heritage Survey and Evaluation Forms 1992-93.



### Official Plan

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.6 of the Official Plan. Section 4.6.1 addresses the requirements for a CHIS when development has the potential to affect heritage resources contained within the development site that are designated under Parts IV and V of the OHA. The proposal requires a zoning amendment approval, site plan control approval, demolition control approval, mirror variance from the Section 60 Heritage Overlay, as well as a heritage permit for the demolition of the existing building, Policy 4.6.1.9 is applicable to the review of the proposal.

### Zoning By-law Section 60 Heritage Overlay

The Heritage Overlay sets out a variety of requirements for new additions and new construction in heritage areas. For instance, if a building affected by the Heritage Overlay is to be demolished it must be replaced with a building of the same size, massing, and floor area. The proposed development requires a minor variance from provisions in the heritage overlay.

### Zoning By-law Mature Neighbourhoods Overlay

The purpose of the Mature Neighbourhood Overlay is to recognize the main character, use of lands along a street, and ensure that new development fits into the look along that street. Before a new lot is created, build a house, put an addition on your home or seek a new or widened driveway, a Streetscape Character Analysis (SCA) must be undertaken that determines the existing dominant character of specific land use attributes that affect the look along the street.

## 1.6 Digital Images of Cultural Heritage Attributes



Figure 7: View looking south on Parent Avenue from St. Andrew St. The west side of Parent Avenue is built out. The development site is to the left. The rear of the property at 72-74 St. Andrew and 73-77 Guigues Avenue are to the left. Source: Google Earth

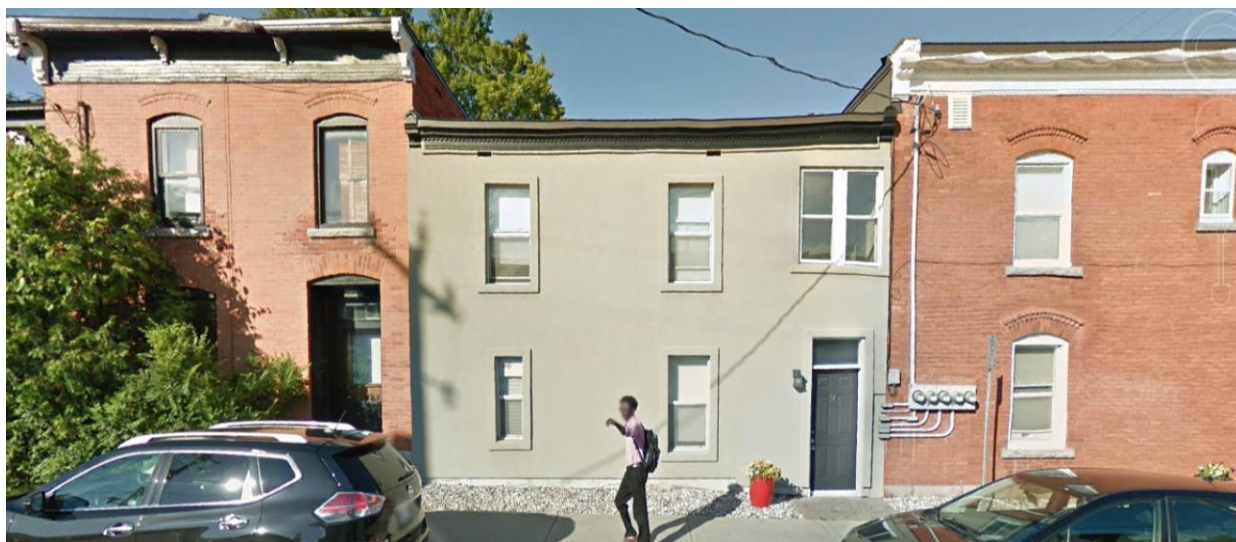


Figure 8: Context view of 66 Parent Avenue (left-1904) and the rear of 64 St. Andrew St. (centre & right) across the street from the development site. Both 66 Parent Avenue and the rear extension to 64 St. Andrew were constructed as infill buildings after Parent Avenue had been extended through the block in 1903. Source: Google Earth



Figure 9: Context view looking west on Guigues Avenue from Parent Avenue. The rear parking lot of 385 Sussex Drive (Notre Dame Cathedral) is to the left and 61 Guigues to the right. Source: Google Earth



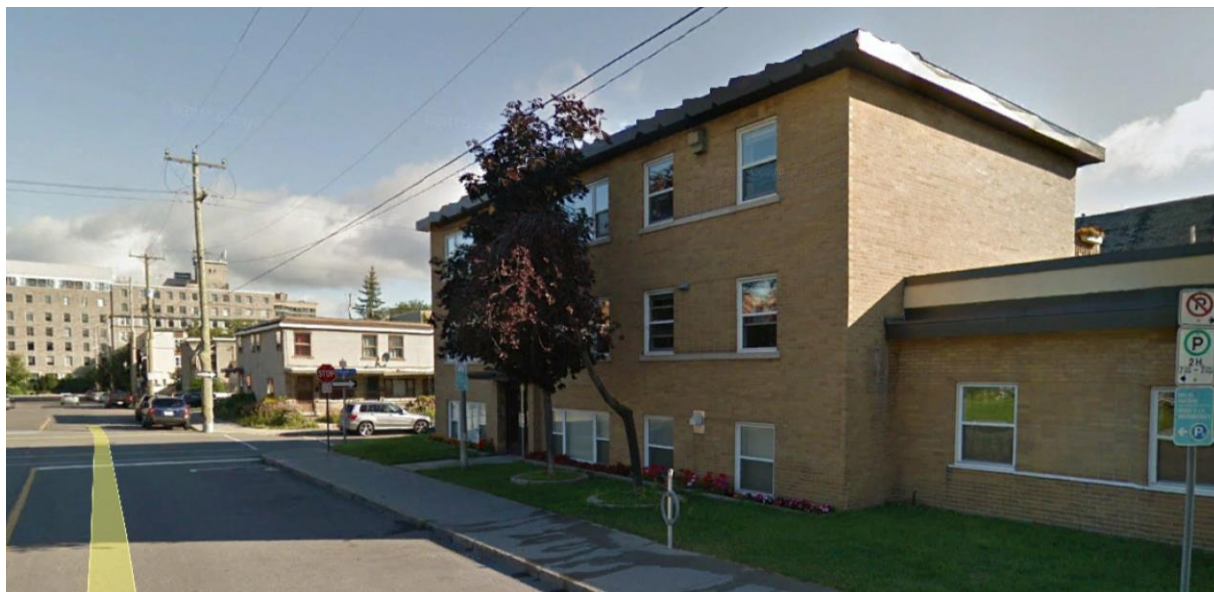


Figure 10: Context view looking north on Parent to Guigues Avenues. Development site is in the left background. The building to the right was constructed in the 1950s after Parent Avenue was widened. Source: Google Earth

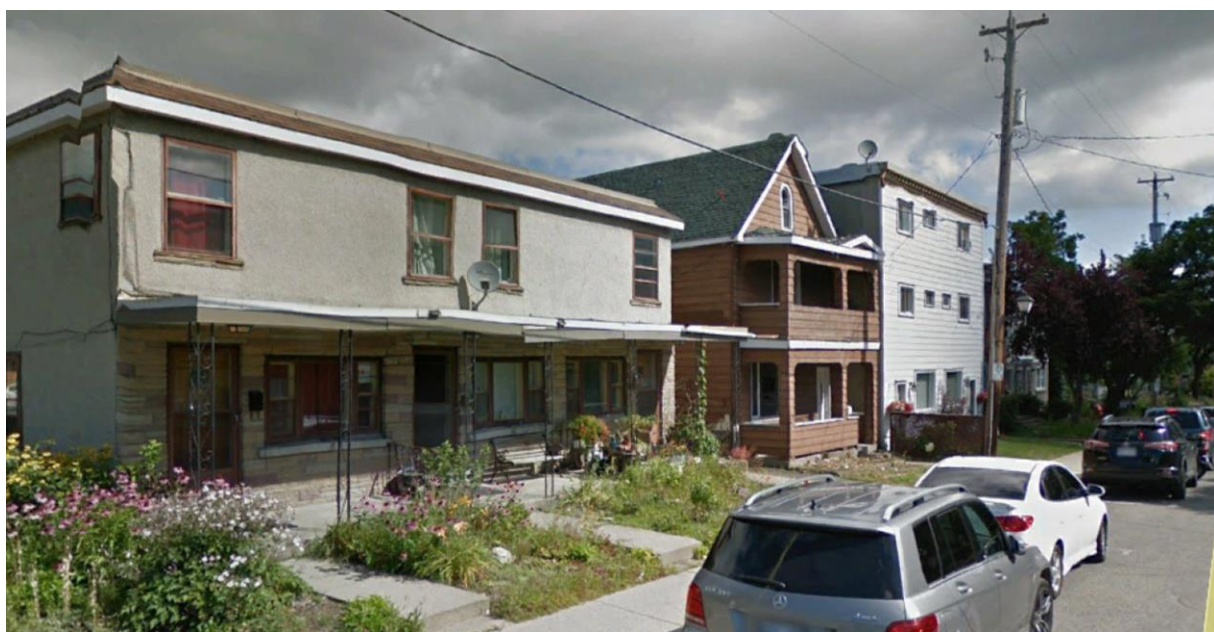


Figure 11: Context view looking towards the development site (left) and two adjacent properties (79 and 81-83 Guigues). Updated building finishes include stucco, angle stone below the windows. Next door the two buildings are resided with vinyl siding. Source: Google Earth

## 2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

## 2.1 Neighbourhood History

The history of Lowertown is outlined in detail in the 1992 Lowertown West Heritage Conservation District Study. The history of the development site was impacted by the extension in 1903 of Parent Avenue (formerly Barrett) north from Guigues (formerly Church) to Bruyère. Parent Avenue was subsequently widened in the 1950s with the expropriation and demolition of the buildings on the lots on the east side of Parent Avenue exposing the side yards of the two properties located within the development site to the street.

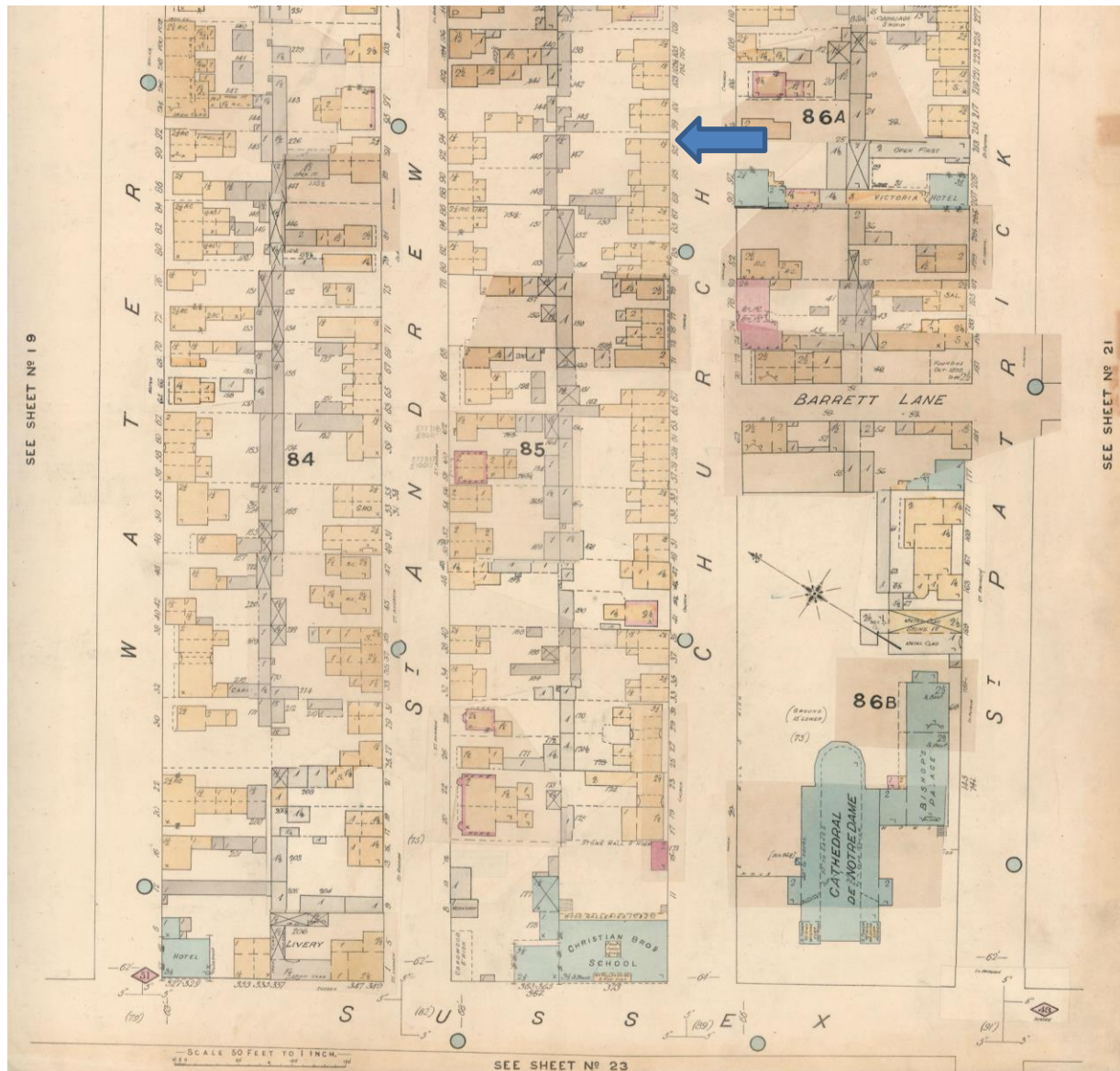


Figure 12: Fire Insurance Plan of the City of Ottawa, Ontario, Volume 1, 1888, revised 1901, Sheet 20. Barret Lane (Parent) extended between St. Patrick north to Church (Guigues). The triple row house at 73-77 Guigues Avenue was set adjacent to another building to the west. Source: Library and Archives Canada



## 2.2 Development Site History

The building at 73-77 Guigues Avenue was constructed as a two storey three unit row house sometime between 1878 and 1888 (FIP). The rear portions of the building were demolished, and new rear additions constructed in 1956. The existing stucco, and angel stone finishes and the reworking of the fenestration pattern was completed at the same time (HSF 1985).

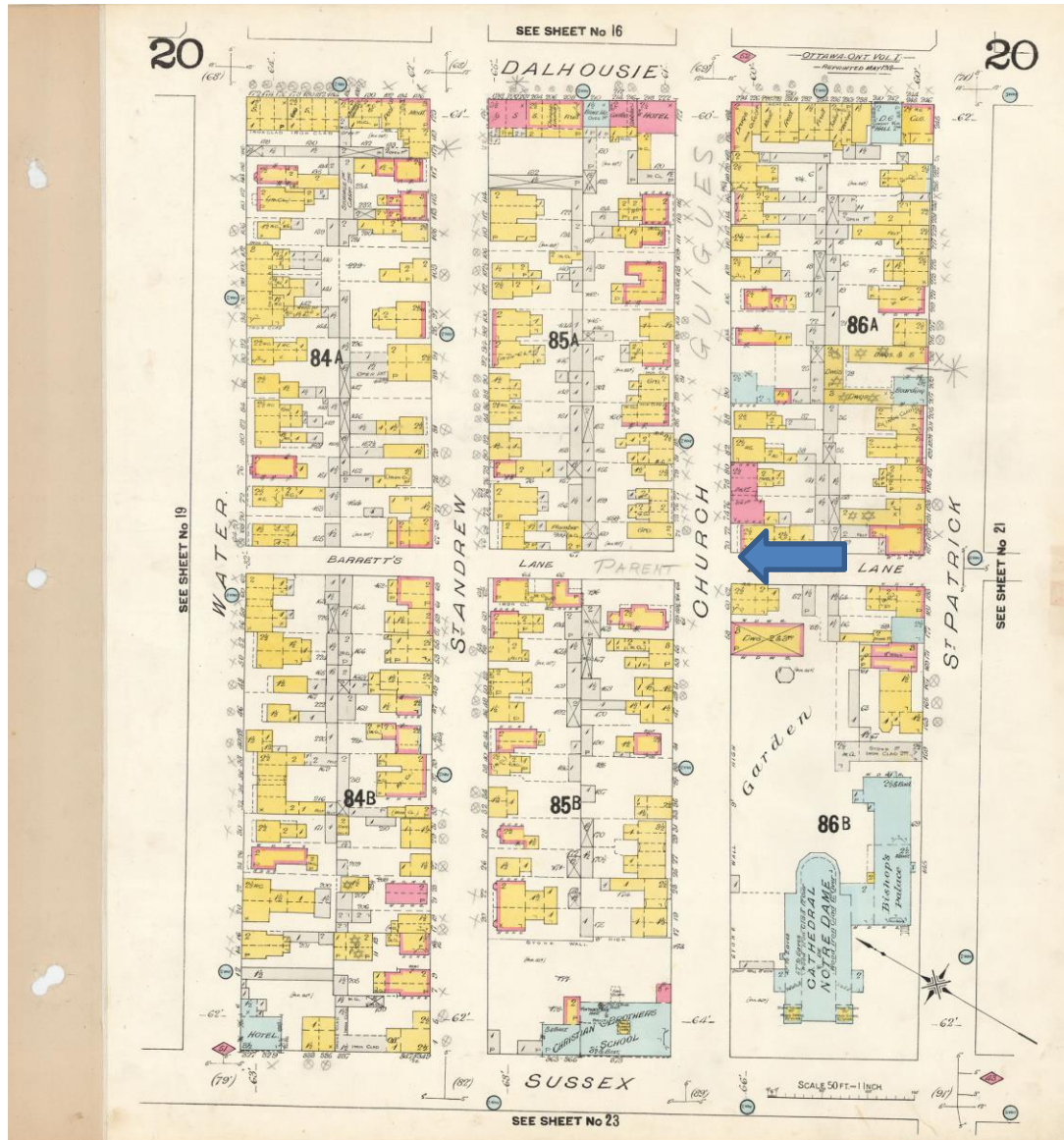


Figure 13: 1901 revised 1912 Fire Insurance Plan. Barrett Lane (Parent Avenue) was extended in 1903-12 through to Bruyere. The Parent Avenue right-of-way is noted to be 32' and the other streets in the 60' to 62' range. The building to the west of 73-77 Guigues is a grocery store. The widening of Parent Avenue in the 1950s involved the expropriation of the properties on the east side of the street. Development site arrowed. Source: Library and Archives Canada

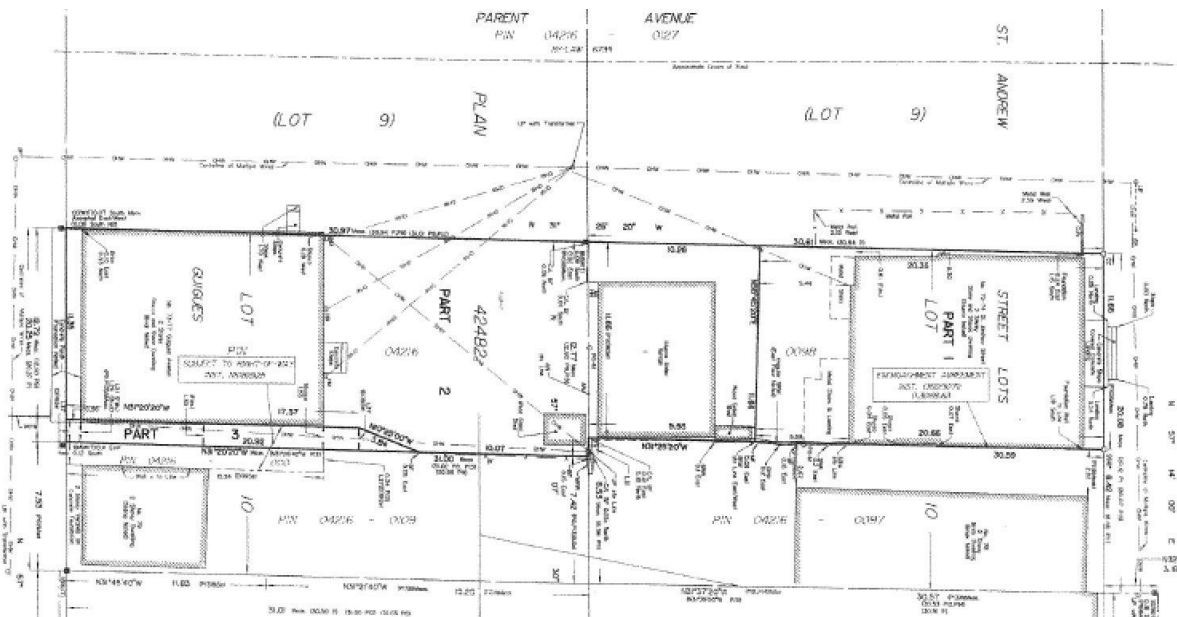


Figure 14: 2018 survey showing the severed property at 73-77 Guigues consisting of Parts 2 and Part 3 (which is subject to a right-of-way). Source: Plan of Survey Part of Lot 10 North Guigues Avenue Registered Plan 42482 City of Ottawa January 2018: Annis O'Sullivan Vollebeck Ltd.

## 3.0 STATEMENT OF CULTURAL HERITAGE VALUE

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### 3.1 Statement of Cultural Heritage Value

The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the HCD. Source: Historic Places

#### Description Of Historic Place

The Lowertown West Heritage Conservation District comprises many blocks of residential and institutional development within Ottawa's central core. The district is immediately north of the Byward Market, south of the Ottawa River and east of the Rideau Canal. Lowertown is one of the earliest settlement areas in the City of Ottawa, with development starting in 1827 and continuing until the beginning of the twentieth century. The dwellings in Lowertown West demonstrate a wide range of architectural types. The richness of the heritage character of Lowertown West is strongly related to the variety of these buildings, their various materials, scale and form, and the layering of additions and alterations, which have occurred over time.

Lowertown West was formally recognized under Part V of the Ontario Heritage Act by the City of Ottawa in 1994 (By-law 192-94).

#### Heritage Value

Lowertown West is associated with the early settlement of Bytown (later Ottawa) and exhibits a unique architectural character. Lowertown's general form derives from the distribution of land in 1827 when Colonel John By laid-out Bytown as an Upper and Lower Town. Streets were principally east-west between the Rideau Canal and the Rideau River, with north-south connectors as needed. This original street grid is primarily intact today, although some of the names have changed to commemorate prominent figures in the development of the area. After the Vesting Act in 1843, land was finally granted with deeds of ownership, and institutions gained a greater prominence in Lowertown, most notably the Roman Catholic Church. The ensuing development of Lowertown was largely speculative, driven in part by the coming of the railway in 1854, and by the expansion of the city after the announcement of the choice of the national capital in 1857.

Lowertown experienced another boom period starting in the 1870s, despite a crushing depression that greatly affected its working class inhabitants. During this period, Sussex drive was built up and the Catholic institutions expanded. The boom period was abruptly stopped at the outbreak of World War I, and little further development took place until the urban renewal projects starting in the 1960s.

The heritage value of Lowertown West is also derived from its associations with the histories of the working-class Irish and French settlers of Ottawa. Most inhabitants of Lowertown were itinerant labourers, working on the canal in the earliest years, or connected with the squared timber trade. The early population of Lowertown was more than half Irish Catholic, with the remainder being French Canadian. However, toward the end of the 19th century, the French presence in Lowertown grew as the Irish Catholics moved to other parts of the city. While overall ethnic and religious profiles remained

stable in Ottawa, occupational profiles shifted strongly as the Civil Service tripled its employees between 1900 and 1910 and Lowertown quickly evolved from a labourer's neighbourhood to one, which served government employees.

Lowertown West exhibits variety, scale, coherence, sense of place and landmarks within its architectural composition. The age, style, or architectural attractiveness of individual buildings is less important to the urban character than the aggregate quality that results. The range of building materials, proportions, setbacks, and profiles varies considerably along each street, but an overall similarity emerges from the diversity that dignifies the older buildings and embraces the newer ones.

Most of the buildings are vernacular in character and cannot be clearly identified stylistically. The richness of the heritage character of Lowertown West is related to the variety of these buildings, their various materials, scale and form, and the layering of additions and alterations, which have occurred over time. The effect is one of generally small-scale buildings, with patterns of lot occupation, building forms and styles that have evolved but do not differ dramatically in urban effect from their historical precedents. These qualities are distinctive to the area, are representative of the earliest phases of settlement, and are a unique part of the city's heritage.

Sources: Lowertown West Heritage Conservation District Study, May 1993, City of Ottawa

### **Character-Defining Elements**

Character defining elements that contribute to the heritage value of the Lowertown West Heritage Conservation District include its:

- large variation of vernacular architectural styles and expressions
- early "workers' cottages", commonly one-and-a-half or two-and-a-half-storey double houses with central or side chimneys, built using traditional materials and techniques
- single or double houses of the mid 19th century with front gable, wood verandas and distinct wood decorative elements
- flat roofed structures of the late 19th century, which predated the modern apartment complex and often included wood verandas and carriageways
- use of various local materials, including wood, brick veneer and grey stone
- primarily low density residential streets marked with institutional buildings
- grand scale institutional buildings, mainly in the Gothic Revival and Second Empire styles
- dominant institutional landmarks, most notably those of the Roman Catholic Church
- general form and land distribution that recalls the original survey by Colonel John By for the English Crown in 1827
- east-west street layout with north-south connectors, as originally planned by Colonel By
- relatively intact streetscapes built to a human scale
- layout as the first settlement area in the city of Ottawa
- features that reflect the original French and Irish working class settlers of Bytown



## 4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

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### 4.1 Description of the Proposed Development Context

The development site is located at 73-77 Guigues Avenue and is subject to a right-of-way. The proposal is to demolish the building at 73-77 Guigues, and the two bay detached garage. The property is within the Heritage Overlay and subject to the provisions of Section 60 of the By-law. The By-law requires that, when a building in the overlay is removed, it must be rebuilt with the same character and at the same scale, volume, massing, volume, floor area and in the same location as existed prior to its removal or destruction. As well, the property is located in the Mature Neighbourhoods Overlay and therefore, subject to the provisions of Sections 139 and 140.

#### Design Intent

The proponents have considered a number of alternatives for developing the site, notably to develop it with a combination of townhouse and semi-detached units instead of a single townhouse dwelling. A townhouse dwelling is subject to a minimum lot width of 5.6 m and lot area of 165 sq m for each unit. Ultimately, it was decided that the seven unit townhouse option was optimal in terms of useable amenity area as well as site functionality. The building fronting on Guigues Avenue is proposed to be demolished, and it is planned to construct a three-storey townhouse dwelling containing seven units in total. One on-site parking space is proposed. Six of the units are proposed to face Parent Avenue, and the seventh unit is proposed to face Guigues Avenue.

The principal elevation is on Parent Avenue with seven units set back from the sidewalk with a landscaped front yard. Three storey projecting bays add interest and help break up the long façade. Each of the separate recessed entrances has a small canopy over the door and a distinct three storey vertical column capped by a projecting cornice that is set slightly lower than the main section of the roof line. The columns are masonry finish breaking up the facade along the street. The two level roofline with heavy cornice creates a crenellated appearance. Horizontal banding in a cream coloured panel defines each of the three levels. Horizontal window and darker infill panels are set between the columns. The first unit faces onto Guigues with a well-defined corner entrance and a projecting fin at the roof line. The seventh unit is a double unit that defines the north end of the row house.

The rear elevation is a pinky beige stucco finish with a covered wooden deck at the 2<sup>nd</sup> level and a walkout stoop to a small private landscape area. A wooden vertical privacy screen separates the decks.

The end unit to the north is double the size of the other six units (see figure 15 Plan view). The consolidated unit contains a garage, and a roof top amenity space with an access penthouse enclosure with windows and doors. The required railing is shown on the rear or east elevation.

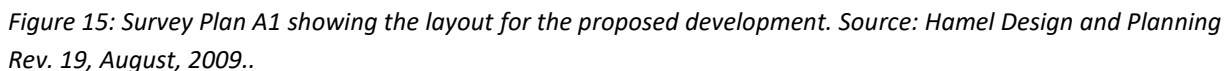




Figure 17: Rendered perspective view from the south-east. Source: Hamel Design Aug 2019 Rev. 19



Figure 18: Rendered perspective view from the north-west. Source: Hamel Design August 2019 Rev. 18





Figure 19: Rendered perspective view from the north-east. Source: Hamel Design August 2019 Rev. 18



Figure 20: South and west elevations A9. Source: Hamel Design August 2019 Rev. 18





Figure 21: North and east elevations. Source: Hamel Design August 2019 Rev. 18

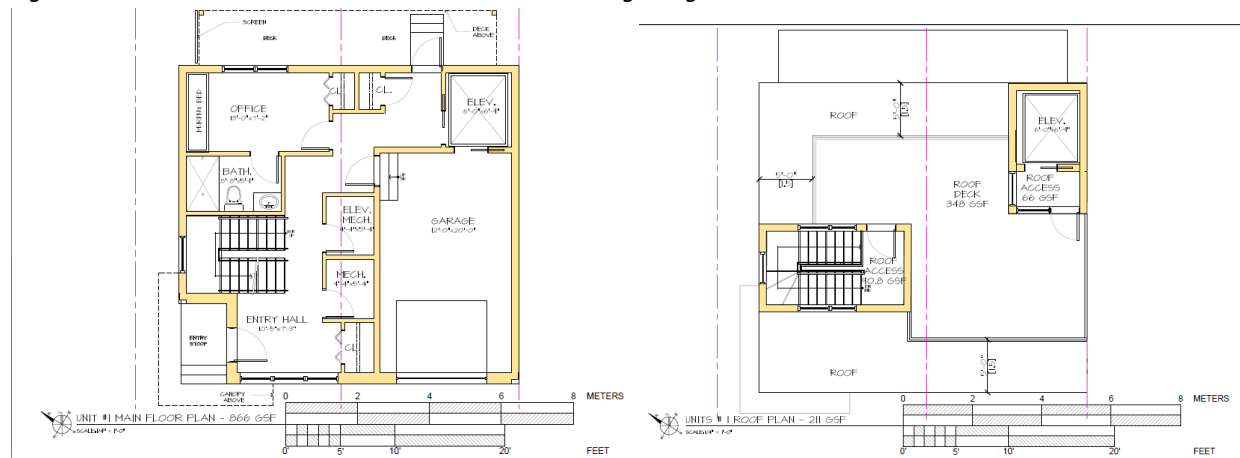


Figure 22: Ground floor and roof plan of Unit 1. Source: Hamel Design & Planning Rev. 19 August, 2019.

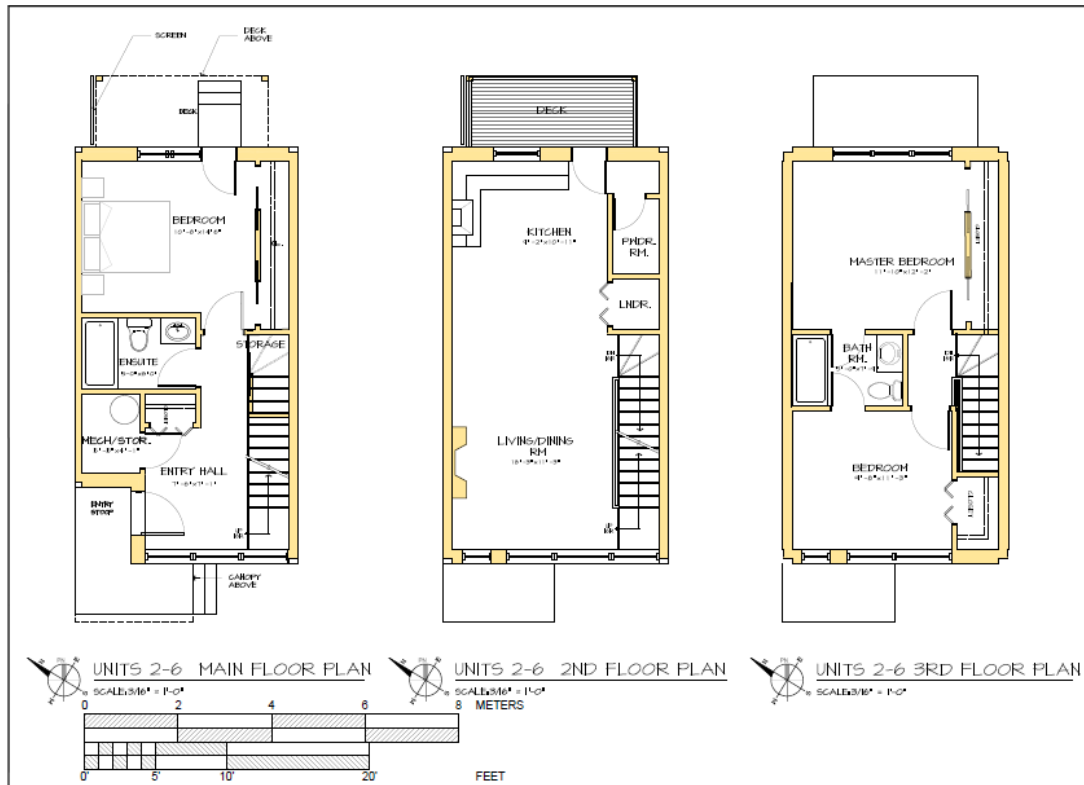


Figure 23: Typical floor plans Units 2-6. Source: Hamel Design April 24 2019 Rev. 17.

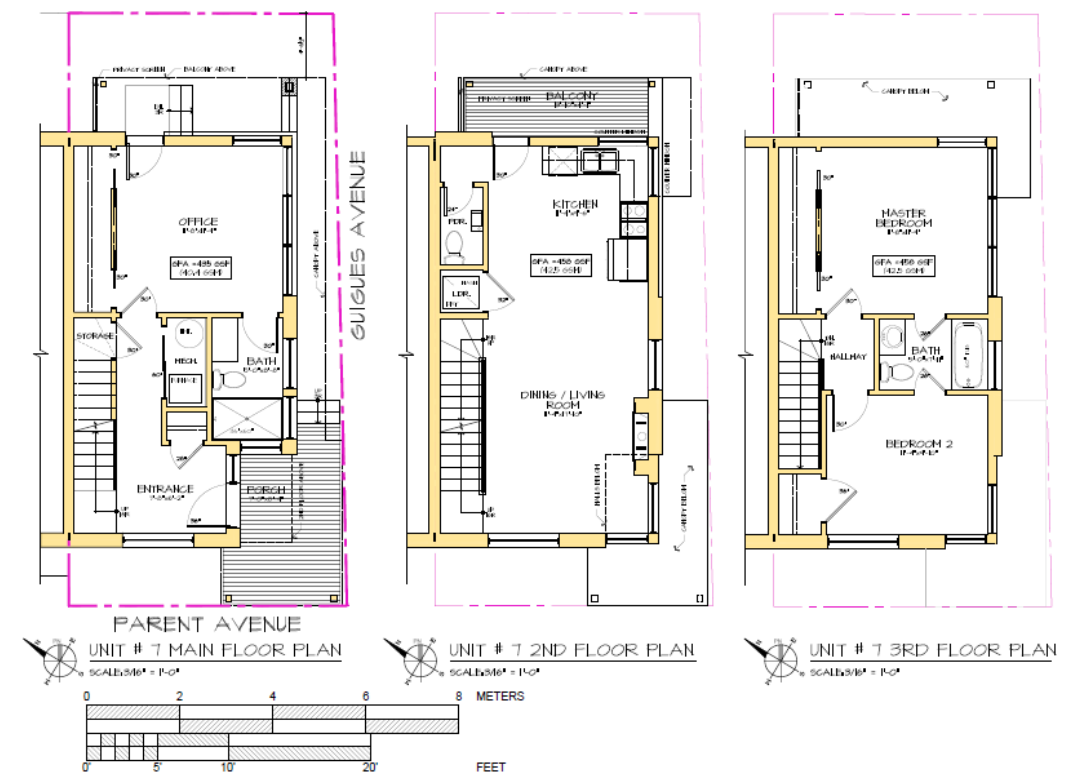


Figure 24: Typical floor plans Unit 7. Source: Hamel Design August, 2019.

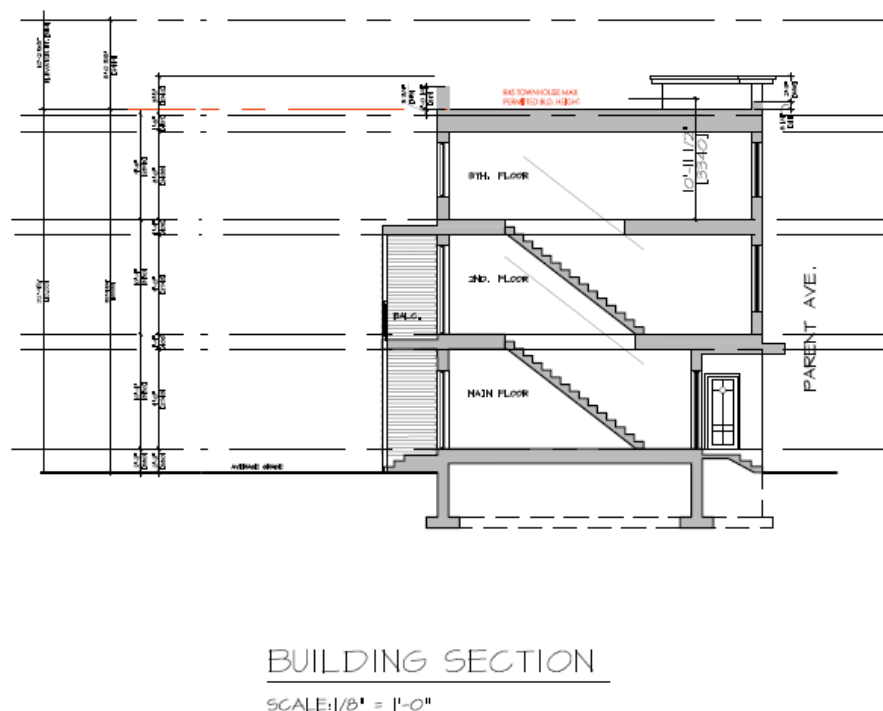


Figure 25: Section through the building. Source: Hamel Design August 2019 Rev. 18

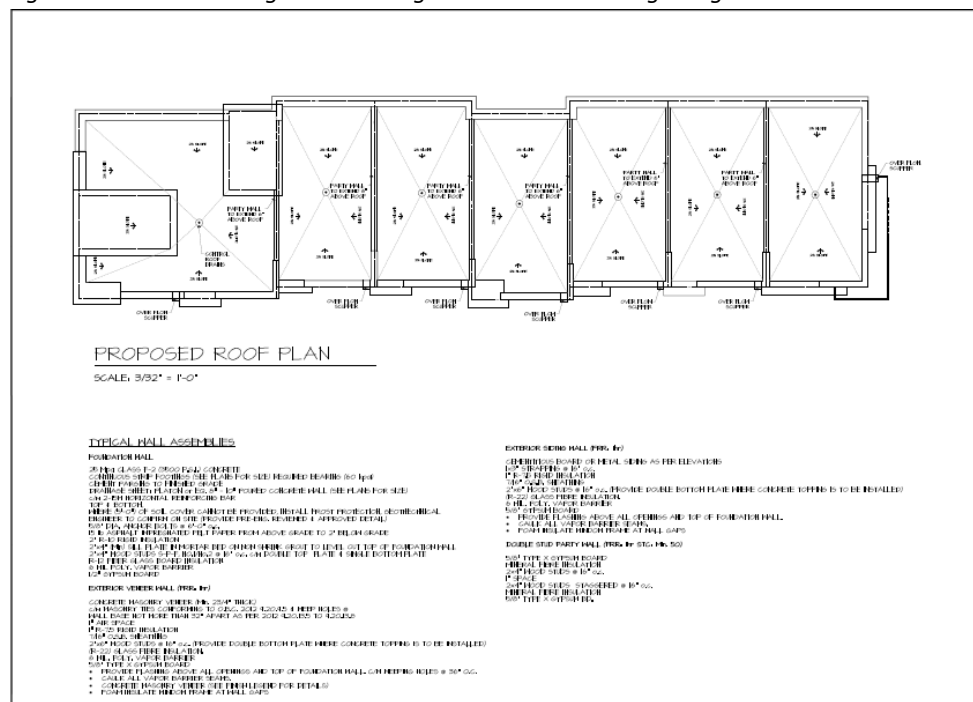
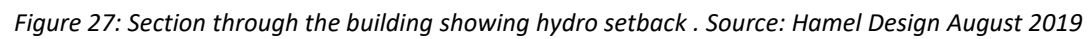


Figure 26: Proposed roof plan. Source: Hamel Design August 2019 Rev. 18





## 5.0 IMPACT OF PROPOSED DEVELOPMENT

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### 5.1 Impact

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the Lowertown West Heritage Conservation District. The heritage attributes of the HCD are itemized in Section 3.0. This proposal is assessed using the policies and guidelines contained in the Lowertown West HCD Study Sections: 7.4.1 East-West Streetscape Guidelines; 7.5.4 Guidelines for Demolition; and, Guidelines for Infill Buildings. The proposed development is also assessed using Section 4.6.1.9 of the Official Plan, and the character defining features of the district all of which appear in *italic*.

### 5.2 Lowertown West Heritage Conservation District Study

The management guidelines contained in the HCD study provide Streetscape Guidelines that address the built form or pattern, front yard gardens or landscape treatment, and guidelines for new infill development within or adjacent to the HCD. The HCD study provides the heritage context for the district. The proposed severance of lots within the HCD is not addressed in the guidelines for the district: however, they are discussed in this review.

#### Streetscape Guidelines Residential Streets HCD Study

*The pattern of building development - the consistency of the building setback line, the narrow pattern of lot divisions, the consistent heights of the buildings within the residential area are fundamental characteristics, which give distinction and form to the streetscapes of the Lowertown neighbourhood.*

#### Recommendations:

*These recommendations apply to both new buildings as well as additions and alterations to existing buildings:*

1. *Maintain the building front yard setback line established by the existing neighbouring buildings on the street.*

**Discussion:** The proposed development respects the front yard setback of adjacent properties to the east of the development site on Guigues Avenue. It also respects the existing side yard setback of the buildings on the east side of Parent Avenue (73-77 Guigues & 72-74 St. Andrew).

2. *Maintain the general overall height of buildings as established by the existing neighbouring buildings on the street.*

**Discussion:** The proposed development maintains the overall three-storey height of the gable fronted property to the east at 79 Guigues and the three-storey building at 81 Guigues further to the east. The proposed development also respects the three-storey building height of the circa 1950s apartment building to the south at 95 Parent.

3. *When development takes place across several property lines, encourage the articulation of the original lot divisions in the façade of the new buildings so that the buildings read as a combination of smaller elements.*

**Discussion:** The façade of the proposed seven unit townhouse development is broken up by recessing the facades approximately 2' forming a row of one, two, and three facades so that the building reads as a series of smaller elements. The original lot division between the two properties (now merged on title) occurs between lots 2 and 3 once the property has been severed into seven lots. Traditionally this would have been reinforced with the addition of front porch and upper balconies overlooking the street. Unfortunately, requirements for hydro line setbacks and articulation of the façade next to the property line make this impossible. The design incorporates a canopy over the entrance porches to help establish individual entrances and further articulate the Parent Avenue façades.

### **Front Yard Gardens**

*For the purposes of influencing streetscape character within the residential area, the most important aspect of the front yard is that there be a garden. The type of planting, its arrangement or style is not as important as long as the front yard reads predominantly as a garden.*

*Recommendations:*

1. *Front yard gardens should be designed in character with the street. Generally, paved surfaces should cover no more than half of the front yard, with the remainder of the yard being comprised of trees, shrubs, ground covers and grass in any combination. Avoid paving areas immediately around existing trees, leaving an open area of 1.25 metres in diameter or greater, depending on the size of the tree trunk.*
2. *Encourage the use of hedges as a pattern along the residential side of the sidewalk to provide some subtle separation between private and public areas. These hedges should generally be a maximum of 1.0 metre tall along the sidewalk.*
3. *Encourage the use of fences along the front property line or parallel to the sidewalk as a pattern along the residential street. Fences should generally be no more than 1.0 metre tall and should be of the picket variety. Metal or painted wood is appropriate as are some brick or stone elements within the fence, providing that it is primarily open. A solid board fence is not recommended for the front yard.*
4. *Encourage the use of vines or climbing plants, growing on the facade of the buildings, particularly where space is limited. These creepers could be on trellises or be self-clinging vines, other than ivy, that are compatible with masonry surfaces are Euonymus and Climbing Hydrangea.*

**Discussion:** The building is setback approximately 3.0m (10') from the sidewalk along Guigues and approximately 2.0m (6.5') from the sidewalk on Parent Avenue. The setback provides an opportunity to landscape the area with trees, shrubs, grass and planting beds. The units will be freehold with the expectation that the individual owners will create the varied and individual parlor gardens that are prevalent in the district. The plantings at the front of each unit help establish the individual lots along Parent. The district landscape guidelines will provide direction to owners in undertaking plantings and other landscape features described in the guidelines.

### **Guidelines for Demolition**

1. *As a general principle, demolition of structures within the District will not be recommended for approval by City Council.*

**Discussion:** The development proposal includes the demolition of a non-contributing Category 4 building at 73-77 Guigues, constructed circa 1878, and substantively altered in 1956 in response to the widening of Parent Avenue (HSF Building Permit). The building is a two storey wood frame structure (FIP 1901 – 1911 Brick clad buildings are outlined in red). The 1956 alterations included the demolition of

the rear portions of the building, and the construction of a new addition in the rear yard. The fenestration pattern was altered at the same time, and the existing stucco and angel stone finishes were applied to update the look of the building.

2. *Structures deemed not to have heritage significance may be considered for demolition, if an appropriate replacement structure is proposed.*

**Discussion:** The development proposal includes the demolition of the existing triple row house at 73-77 Guigues. The 1993 Heritage Survey and Evaluation Form for 73-77 Guigues notes it to be a non-contributing Category 4 building of little significance to the heritage values of the district. The building was altered substantively in 1956 after the adjacent properties to the development site between Guigues and St. Andrew were expropriated and demolished for the widening of Parent Avenue. The replacement structure is appropriate in scale and massing.

Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada" does not consider demolition as a conservation activity, hence no assessment is made.

#### *Guidelines for Infill Buildings*

1. *Infill buildings must respect the scale, set-backs, architectural design and materials of neighbouring buildings.*

**Discussion:** The proposed infill development consisting of seven townhouses is in scale with the historical development within the block. The street setbacks of the development are consistent with the setback of the existing building on the site from both Guigues and Parent Avenues.

In regard to the materiality of the neighbourhood, red brick is a predominant material on the residences on the west side of Parent Avenue (61 Guigues, 66 & 70 Parent, and 64 St. Andrew St.), as well as a tan brick on the more recent (circa 1950s) apartment building to the south of the site at 95 Parent. A beige stucco is also prevalent in the area.

The use of limestone as a material within the neighbourhood is limited primarily to institutional (ie Notre Dame Cathedral 385 Sussex Drive) and older commercial mixed-use buildings fronting onto Sussex Drive most of which were constructed in the last half of the 19<sup>th</sup> century. The residential properties that were constructed in limestone include 90 Guigues Avenue to the east of the development site and 204-210 St. Patrick both of which were constructed in the latter parts of the 19<sup>th</sup> century. A modern stucco finish has been applied to the buildings at 88, and 86 Guigues Avenue.

With regard to the architectural design, existing, heritage buildings provide some direction. The typical side by side is set on a solid base generally stone, which serves as a plinth visually tying the units together. Another typical aspect is a strong cornice line at the roof level. Entrances are typically set close together or dispersed to the sides of each unit. Porches are a common feature of the buildings throughout the neighbourhood.

2. *Small-scale development, working within existing lot divisions, should be encouraged. The development should demonstrate that the proposed consolidation or severance causes no negative impact on the heritage attributes of HCD.*

**Discussion:** The rear portion of the lot at 64 St. Andrew was severed after 1903, and a building constructed on the severed lot (66 Parent) in 1903 – 04 (HSF). A similar pattern occurred with the severance of the rear portions of the lot at 61 Guigues now 70 Parent Avenue. The historical severances and site re-development of lots on the west side of Parent Avenue serve to establish the block and defined the beginnings of a more traditional streetscape pattern typical of the HCD with buildings fronting onto the street.

The pattern of lot development along the east side of Parent Avenue reflects the 1950s widening of the street with the expropriation of the lots to the west of the development site. A similar pattern occurred in the block north of the development site on the east side of Parent Avenue between Bruyère and St. Andrew Streets, and a building constructed on the site in 1959 (59-61 Parent Avenue).

With regard to the proposed 16' lot width for the proposed townhouses within the development site, a similar pattern of 15' lot widths is evident on the properties located at 49, 51, 57, 59, and 61 St. Andrew Street all of which were constructed in the period 1870-1900 as side-by-side residences.

### **Character Defining Features of the HCD**

The proposal is assessed using the identified character-defining elements that contribute to the heritage value for the district noted in Section 3.0. Character defining elements that contribute to the heritage value of the Lowertown West Heritage Conservation District. Character defining elements of the HCD are in *italic* and include its:

*- large variation of vernacular architectural styles and expressions*

**Discussion:** The proposed development is a modern vernacular interpretation and expression and is consistent with other vernacular buildings in the district.

*- early "workers' cottages", commonly one-and-a-half or two-and-a-half-storey double houses with central or side chimneys, built using traditional materials and techniques*

**Discussion:** The proposed demolition of an early worker's cottage built using traditional materials and techniques is an adverse impact of the development proposal; however, the building was substantively altered in 1956 removing its original detailing, exterior finishes, and fenestration pattern.

*- use of various local materials, including wood, brick veneer and grey stone*

**Discussion:** The proposed exterior materials include two different coloured cultured brick veneer and fiber cement board.

*- relatively intact streetscapes built to a human scale*

**Discussion:** The proposed development encloses a streetscape that featured the rear yards of the properties on the east side of Parent after the widening of the street in the 1960s, which is a very positive impact of the proposed development.

### **Official Plan Section 4.6.1 Heritage Buildings and Areas Policy 9**



9. *When reviewing applications for zoning amendments, site plan control approval, demolition control, minor variance, or the provision of utilities affecting lands/properties adjacent to or across the street from a designated heritage resource, adjacent to or across the street from the boundary of a heritage conservation district, or within heritage conservation district, the City will ensure that the proposal is compatible by: [Amendment 14, September 8, 2004] [Amendment #76, OMB File #PL100206, August 18, 2011]*

1. *Respecting the massing, profile and character adjacent to or across the street from heritage buildings; [Amendment #76, August 04, 2010].*

**Discussion:** The west side of Parent Avenue contains a number of heritage buildings that were constructed as infill buildings after Parent Avenue was extended in 1903 through the block. The buildings are two storey brick clad structures with flat roofs. The massing and roof profile of the proposed townhouses are consistent with the infill buildings across the street on the west side of Parent.

2. *Approximating the width of nearby heritage buildings when constructing new buildings facing the street;*

**Discussion:** None of the original buildings in the development site fronted onto Parent Avenue with the exception of the garage. The width of the units facing Parent are consistent with a number of side-by-side heritage buildings on St. Andrew Street. The Guigues Street frontage approximates the width of adjacent buildings to the east.

3. *Approximating the established setback pattern on the street;*

**Discussion:** The setbacks for the proposed development are consistent with the setbacks of the existing building on both Parent and Guigues.

4. *Being physically oriented to the street in a similar fashion to existing heritage buildings;*

**Discussion:** The proposed townhomes are physically oriented to both Parent and Guigues with front entrances and small landscaped areas at the entrances.

5. *Minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;*

**Discussion:** The three storey structure will have minimal shadowing on adjacent heritage properties.

6. *Having minimal impact on the heritage qualities of the street as a public place in heritage areas;*

**Discussion:** The proposed development will serve to enclose the street a characteristic of the heritage conservation district and will have a positive impact on the visual qualities of the street.

7. *Minimizing the loss of landscaped open space;*

**Discussion:** The lot has minimal landscaped open space other than a strip of lawn encircling the existing building. The balance of the lot is a parking lot. The new development creates a series of small parlor gardens, which are commonly found in the district.

### 5.3 Development Impacts

**Positive impacts** of the proposed development on the cultural heritage values of the Lowertown West HCD and Parent Avenue include:

- The design contributes and enhances the continuing architectural evolution of the District with unit size and scale complimenting the neighbouring character and reinforcing the streetscape;

- The infill townhouse development converts side/rear yards to the primary frontage that will enclose the block with residential properties fronting onto Parent Avenue and gives the street a sense of enclosure, mirroring the west side of Parent;
- The proposed infill development of seven townhouses establishes a continuous massing and edge along this block of Parent Avenue;
- The design is a contemporary expression maintaining a form and mass commonly found in the neighbourhood;
- The design details are in context with the neighbourhood's character defining features, including materiality of the façade, individual entrances, and articulation of the individual units;
- The facades of the seven units are modulated with setbacks of 2' (0.6m) and the units grouped in bays along Parent, which serves to break-up the massing of the proposed development; and
- The crenelated cornice is an interesting interpretation for the roofline.

**Adverse impacts** of the proposed development include:

- The demolition of a Category 4 property that dates to the 1870s;

## 6.0 ALTERNATIVES AND MITIGATION STRATEGIES

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### 6.1 Alternatives

The following items have been considered and incorporated into the design in order to strengthen and to support the heritage character of the HCD:

Throughout the design process, the building has gone through a number of iterations, including reducing the number of units, introducing larger porches, reduction in the material palette with accents at the windows, doors and cornice line;

The façade materials are set on a foundation and do not extend below the ground floor level. The units are set on a base/foundation that is continuous and provides a prominent visual feature that is common to residences in the area;

The design and material vocabulary varies between groupings of units indicating property lines as illustrated on the site plan and elevations;

Where possible there are canopies and porches at front entrances overlook the street. A full expression was not possible due to the setback required from hydro lines (see figure 26);

The fenestration pattern is broken up to provide some visual variety between banked townhouse units; and,

The ground floor windows along Parent Avenue were increased and set lower as they do on the Guigues facade.

### 6.2 Mitigation measures

The following are some suggested mitigation measures:

A landscape plan is part of the proposal and will establish a base and support the HCD character. As freehold units it is expected that the treatment of individual lots will take on the personalized parlor gardens common throughout the neighbourhood; and,

The front portion of the building at 73-77 Guigues dates to the 1870s and should be documented photographically during the demolition process to determine construction methods and materials and if of interest placed in the municipal archives.

It would be interesting if a small interpretive plaque was introduced at the corner to tell the story of the development and its positive impact supporting the neighbourhood.

### 6.3 Conclusions

The proposed development is contextual and an excellent fit for the neighbourhood. Given the relatively small lot size, the three-storey townhouses with seven units is optimum in terms of useable amenity and site functionality. This is a unique situation facing onto Parent Avenue, providing street definition to the east side of the street, and unifying the entire Avenue from Bruyère through to St. Patrick. It serves as a model project within the Lowertown West HCD.

The design expression is contemporary relying on traditional form and mass. Given the scale of the development the palette of finishes and materials is typical of the area and allows the units to fit comfortably into the neighbourhood.

## 7.0 AUTHORS QUALIFICATIONS

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**Commonwealth Resource Management** is an integrated consulting and management firm that offers a full range of professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and development for heritage resources. The firm was incorporated in 1984.

**John J. Stewart**, B.L.A., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban design Review Panel and a board member of Algonquin College Heritage Carpentry Program.

Commonwealth has completed a number of Cultural Heritage Impact Statements for the private and public sectors including the following:

185 Fifth Avenue, Mutchmor Public School Addition, Ottawa, Ontario.  
2489 Bayview Avenue, CFC Canadian Film Institute, Toronto, Ontario.  
Lansdowne Park 1015 Bank Street, , Ottawa, Ontario.  
Algoma District Wind Farm Proposal, Lake Superior Shoreline, Ontario.  
1040 Somerset Street West, Ottawa, Ontario.  
Laurier Friel Redevelopment Sandy Hill, Ottawa, Ontario.  
Cumberland /Murray Streets, Lowertown West, Ottawa, Ontario.  
1120 Mill Street, Manotick, Ottawa, Ontario.  
Ontario Place, Waterfront Park and Trail Toronto, Ontario.  
Fort William Historical Park, Thunder Bay, Ontario.  
Allen/Capitol Theatre 223 Princess St., Kingston, Ontario.  
101-109 Princess Street and 206-208 wellington Street Kingston, Ontario.  
Greystone Village, Oblate Lands Redevelopment, 175 Main Street Ottawa, Ontario.  
Bradley/Craig Barn 590 Hazeldean Road, Ottawa, Ontario.  
LeBreton Flats, IllumiNATION LeBreton Redevelopment, Ottawa Ontario.  
41 Beaver Ridge Road, Nepean  
234 O'Connor Street, Ottawa Ontario  
McLeod Avenue, Ottawa Ontario.  
445 Green Avenue, Rockcliffe Park, Ottawa Ontario  
176 Nepean & 307-293 Lisgar Streets Ottawa Ontario  
551 Fairview Lane, Rockcliffe Park Ottawa Ontario  
100 Argyle Avenue Ottawa Ontario  
951 Gladstone Avenue & 145 Loretta Avenue, Ottawa Ontario  
Tunney's Pasture Redevelopment. Ottawa Ontario



## APPENDIX A: HERITAGE SURVEY FORM 73-77 GUIGUES

CITY OF OTTAWA  
DEPARTMENT OF PLANNING & DEVELOPMENT  
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY  
AND  
EVALUATION FORM

BUILDING FILE NO.  
PD : 4300 Guigues 73-77  
HERITAGE DISTRICT FILE NO.  
PD :

Municipal Address: 73-77 Guigues Street

Building Name:

Legal Description:

Date of Construction: 1872-1873

Original Use: Residential - triplex

Present Use: Residential - triplex

Present Zoning: HR -1

Planning Area: Lowertown West

Lot P L 10

Block: Guigues N

Plan: 42482

Additions:

Original Owner: unknown

Present Owner: 519121 Ontario Inc.

### PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
	(Pre- 1878)	( 1878 to 1913)	( 1914 to 1957)	( 1958 to 1992)
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:

BY-LAW/DATE:

COMMENTS:

PHOTO DATE: June 1992

VIEW:

SOURCE: Gilberto Prioste

NEGATIVE NUMBER:



73-77 Guigues St.

## HISTORY

**PREPARED BY:** Michael McClelland

**DATE:** Summer 1992

**Date of Construction:** 1872-1873

**Factual/Estimated**

### Sources:

Assessment 1872: Jos. Auchil, tenant; Moise Dupont, freehold; value of real property, 900; in 1871, 800.

Assessment 1876: Lincourt, Brunelle and St. Louis, tenants; Dupont, freehold; value, 500 per tenant.

FIPs: shows on all plans with altered rear wings.

City Directories: first listing of triple tenancies, 1872-1873.

### Trends:

Reflects the development of rental property - replaced a smaller structure - single occupancy.

### Events: n/a Persons/Institutions:

The early occupants were Mrs. Brumel (1872-73), Mrs. John Keough (later Kehoe, 1872, 1875), and Edouard Brisbois, labourer (1872, 1875), Fabien Gravelle, a labourer (1877, 1878), and Alexis Lincourt (or Lincourt 1875, 1876).

### Summary/Comments On Historical Significance:

The row reflects typical development patterns from early Lowertown - workers housing which frequent changes in occupancy.

### Historical Sources

## ARCHITECTURE

**PREPARED BY:** Michael McClelland

**DATE:** Summer 1992

### Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.):

2 storey flat roof row of three houses; angelstone and stucco finish, full width porch executed in metal.

### Architectural Style:

This very altered building with angelstone veneer reveals little of its early appearance. In style it appears to reflect mid-twentieth century design ideas with the angelstone and the metal porch.

### Designer/Builder/Architect:

unknown.

### Architectural Integrity (Alterations):

Very altered - "picture windows" on the ground floor; replacement of most finishes. (permit for alterations 1956).

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

### Summary/Comments On Architectural Significance:

The vernacular quality of this building can still be appreciated in its use of materials, but it is very altered and does not reflect its earlier appearance.

73-77 Guigues St.

**ENVIRONMENT**

**PREPARED BY:** Michael McClelland

**DATE:** Summer 1992

**Planning Area:** Lowertown West

**Heritage Conservation District Name (if any):**



**PHOTO DATE:** June 1992

**VIEW:**

**SOURCE:** Gilberto Prioste

**NEGATIVE NUMBER:**

**Compatibility With Heritage Environs:**

The building is compatible with others in the area because of its scale, the use of stucco and the presence of a porch, but it is substantially altered.

**Community Context/Landmark Status:**

A corner building.

**Summary/Comments On Environmental Significance:**

The building only modestly contributes to the character of Lowertown.

73-77 Guigues St.



**PHASE TWO EVALUATION**

<b>CRITERIA SCORING</b>					
<b>HISTORY CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Date of Construction	40				
2. Trends		35			
3. Events				0	
4. Persons				0	
<b>HISTORY TOTAL</b>					<b>75</b>
<b>ARCHITECTURAL CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Design			5		
2. Style				0	
3. Designer/Builder				0	
4. Architectural Integrity				0	
<b>ARCHITECTURAL TOTAL</b>					<b>5</b>
<b>ENVIRONMENT CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Design Compatibility		20			
2. Landmark / Community Context		20			
<b>ENVIRONMENT TOTAL</b>					<b>40</b>

\*Date of Construction in Lowertown area.

Excellent ( Pre-1878 ), Good ( 1878 to 1913 ), Fair ( 1914 to 1957 ), Poor ( After 1957 )

Criteria Scoring completed by: EVALUATION COMMITTEE

Date:

<b>DETERMINATION OF THE PHASE TWO TOTAL SCORE</b>		
<b>CATEGORY SCORE</b>	<b>IN A POTENTIAL HERITAGE DISTRICT</b>	<b>NOT IN A POTENTIAL HERITAGE DISTRICT</b>
History	75 x 20% = 15	X 40% =
Architecture	5 x 35% = 1.75	X 40% =
Environment	40 x 45% = 18	X 20% =
<b>PHASE TWO TOTAL SCORE</b>	<b>34.75/100</b>	<b>/100</b>

**HERITAGE CLASSIFICATION FOR THE LOWERTOWN WEST AREA.**

Phase Two Total Score	(above )	(to )	(to )	(Below )
Group	1	2	3	4

**PHASE TWO EVALUATION SUMMARY:**

Summary Prepared By:

Date:

73-77 Guigues St.