

BRAY

HERITAGE

July 8, 2019

Ms. Sally Coutts
Senior Heritage Planner
Right of Way, Heritage & Urban Design
Planning, Infrastructure & Economic Development
City of Ottawa
110 Laurier Avenue West
Ottawa, ON
K1P 1J1

Re: 412 Sparks Street CHIS Addendum #2

Dear Ms. Coutts,

Bray Heritage is the heritage planning consultant for the proposed development. This is an update to the addendum of March, 2019 prepared by my firm. It responds to subsequent circulation comments made by City of Ottawa heritage planning staff and by members of the City's Urban Design Review Committee, as well as those from other municipal staff and the public, following submission of an application for a Zoning By-law amendment and Site Plan Approval Application. The addendum is intended to accompany a heritage permit application that will form part of submissions to Built Heritage Sub-Committee, Planning Committee and Council.

The following modifications to the proposed design respond to those comments:

- Southwest corner treatment: glazing to provide a better backdrop to the Cathedral spire
- Tower canopy design: reduced size and increased setback to lessen its visual prominence
- Projecting canopy over entrance: Additional images to show minimal impact on pedestrian-level views of the Cathedral façade and spire
- Layby: planning rationale for its inclusion, textured concrete as surface treatment

Further comments from City staff and the public were addressed in a detailed response letter prepared by FOTENN planning consultants in which the proponent and consulting team provided additional planning and operational reasons for keeping the proposed tower height, floorplate and podium design.

Best regards,



Carl Bray
Principal

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Ottawa Retirement Residence by Signature



July, 2019

Cultural Heritage Impact Statement:
Addendum to the March, 2019 Addendum
to the April 5, 2011 CHIS

Prepared for:

Cathedral Hills GP Inc.

Prepared by:

Bray Heritage

1. Introduction

This report is an update to the addendum prepared by Bray Heritage in March, 2019 to accompany the Zoning By-law Amendment and Site Plan Approval applications for the proposed development. The earlier addendum was to a Cultural Heritage Impact Statement (CHIS), dated April 5, 2011 and prepared by Bray Heritage for Windmill Development Corporation as part of their complete planning application for a proposed commercial (office) building on the property located at 412 Sparks Street in the City of Ottawa. The purpose of the current addendum is to address comments and suggestions made subsequent to the March, 2019 addendum as part of circulation of a rezoning and Site Plan application to City staff. Heritage-related comments are those made by members of the City of Ottawa Urban Design Review Panel (UDRP) and by City heritage planning staff.

As noted in the March, 2019 addendum, the subject lands are located in downtown Ottawa, on Sparks Street west of the Parliamentary Precinct in the Cathedral Hill Heritage Conservation District (HCD). The subject property is owned by Christ Church Cathedral and is currently occupied by a surface parking lot. In 2018, Cathedral Hills GP Inc. c/o Reichmann Seniors Housing Corporation reached a leasehold agreement with the Cathedral and is now applying for a Zoning By-law Amendment to include a retirement home as a permitted use and replace the site-specific zoning schedule with a schedule that reflects the development proposed.

2. UDRP Heritage Issues

The UDRP reviewed the proposed design at its formal review meeting of April 5, 2019. The design that the Committee members reviewed was revised from a design shown to the UDRP at a pre-consultation meeting on December 7, 2017 (during the due diligence phase of this development proposal). Member comments covered a wide range of design issues; those related to impact on cultural heritage resources are summarized below:

- There were several comments relating to the proposed massing. In the words of the chair, the Committee suggested providing more “breathing room” for the Cathedral spire, in visual terms. Suggestions for doing so included creating a larger podium base and a taller, thinner tower as well as removing the southernmost unit on each floor.
- The exterior treatment of the tower related to the Cathedral was another issue. Suggestions included using lighter cladding or materials on the southwest corner in order to provide a more suitable backdrop to the Cathedral spire, and to have a greater vertical emphasis in the cladding.
- Podium design was another issue. A suggestion was made to add a third storey to the podium to better match the datum line of the top of the townhouses that are located further west on Sparks Street.
- The manner in which the building met the sky also elicited comment. A suggestion was made to reduce the size and shape of the roof canopy.

3. City Planning Heritage Issues

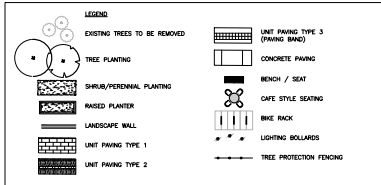
The design reviewed by City staff as part of circulation for the rezoning and Site Plan applications responded to the majority of the heritage staff's initial concerns about views to the Cathedral and the exterior design of the building. The segmental curve of the façade, combined with a two-storey podium base, and simpler exterior treatment, addressed most of those concerns. Comments from City heritage planning staff focused on three remaining issues: a proposed layby on Sparks Street; a proposed canopy over the walkway at the building main entrance; and the design of the southwest elevation of the building as it relates to views of the Cathedral. These comments are summarized below:

- Heritage staff continued to question the need for a layby, preferring to keep a wider sidewalk and have a loading bay created instead. They also wanted to see a continuous line of street trees along the sidewalk.
- Staff also felt that the proposed canopy at the entrance would block or “clutter up” portions of the view of the Cathedral, as seen at a pedestrian level along Sparks Street and questioned its inclusion in the design.
- Heritage staff agreed with the UDRP Committee comments that further efforts were necessary to reduce the visual impact of the massing of the southwest corner of the tower and suggested lighter cladding or glazing and varying the cladding to reduce the building's visual impact. Other comments from Planning staff that had relevance to heritage impact related to the treatment of the Queen Street portion of the development. Concerns were raised as to the design of the projecting portion of the podium, over the parking garage entrance, and the width of concrete paving that accommodates the parking and service entrances.

4. Design Responses

Layby:

The consulting team is recommending that the layby is necessary in order to respond to the ongoing parking of tour buses on the north side of Sparks Street so that the retirement home's normal pick up and drop off actions, as well as emergency access, can be assured. The sidewalk will remain at the standard width and will curve around the layby, the surface of which is proposed to be textured concrete (with a rolled curb) to help it blend with the pedestrian realm. A row of street trees is proposed along the front of the retirement home, within the private realm: there will also be street trees alongside Sparks Street at the north end of Philosopher's Walk, flanking the parking garage pedestrian entrance. These landscape elements, combined with seating and decorative paving, are intended to enhance and extent the Cathedral forecourt and provide a coherent streetscape treatment along the south side of Sparks Street.



- GENERAL NOTES:**
- FOR GRADING REFER TO CIVIL.
 - ALL CITY SIDEWALKS TO CITY STANDARD S02 - JOINTING PATTERNS TO MATCH EXISTING SPACING.
 - INSTALL TREES, SHRUBS AND GRASS COVERS WORK IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK - EIGHTH EDITION, EXCEPT WHERE SPECIFIED OTHERWISE.
 - ALL PLANTING AREAS, INCLUDING ALL RAISED PLANTERS TO BE INSTALLED WITH DRIP LINE IRRIGATION.

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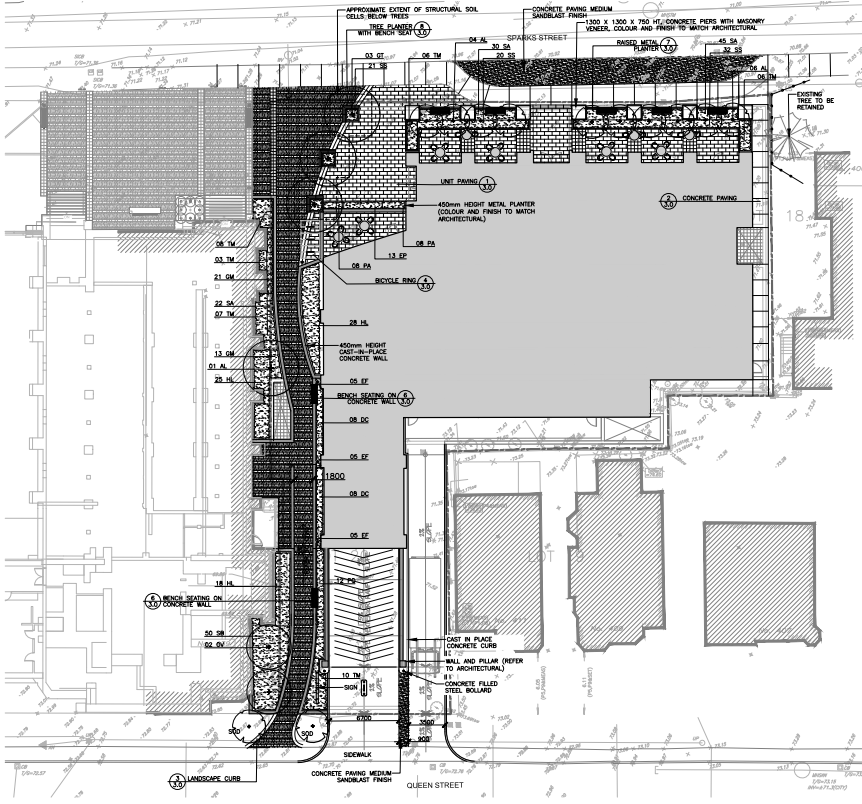
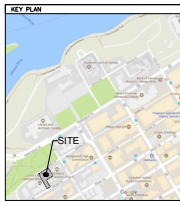
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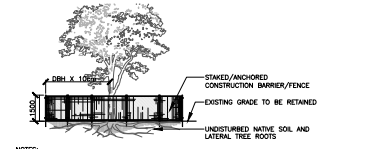
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OTTAWA RETIREMENT RESIDENCE BY SIGNATURE - GROUND LEVEL PLANTING

Botanical Name	Common Name	QTY	Size
Trees			
Empty Pots/Stock			
QT	OLESTRE TRICANTHOS 'SHADEMASTER'	3	70mm CAL. B.B./W.B.
DV	OSTREA VIRGINIANA	2	70mm CAL. B.B./W.B.
Small Deciduous			
AL	AMELANCHER LAEVIS 'CUMULUS'	11	50mm CAL. B.B./W.B.
Shrubs			
RF	BURNING BUSH 'COLORATIS'	15	300mm SPB.
HL	HYDRANGEA PANICULATA 'LITTLE LIME'	75	450mm HL
SB	SPIREA BETULIFOLIA 'TOR'	50	450mm HL
TM	TRIALIS X MEDIA 'NAKED'	28	450mm HL
Perennials			
EP	COCHINEA PURPUREA 'TOMROW WILDBERRY' CONEFLOWER	13	1 Gal. Potted
GM	GERANIUM X MORGANII	34	1 Gal. Potted
PA	PEROVSKIA ATROPURPUREA	15	1 Gal. Potted
SA	SEDUM SPECTABILE 'AUTUMN JOY'	97	1 Gal. Potted
Grasses			
DC	DESCHAMPSIA CESITIOSA	16	1 Gal. Potted
BS	BISCHZACHYRIUM SCOPARIUM	73	1 Gal. Potted
Other			
PC	PARTHENOCISSUS QUINQUEFOIA	12	1 Gal. Potted



- NOTES:**
- THE FOLLOWING PROTECTION MEASURES MUST BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF CONSTRUCTION ON SITE.
- UNDER THE GUIDANCE OF AN ARBORIST, ERECT A FENCE AT THE CRITICAL ROOT ZONE(CRZ) OF TREES WHERE THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETERS FROM THE TRUNK FOR EVERY CENTIMETER OF TRUNK DIAMETER AT BREAST HEIGHT. THE CRZ IS CALCULATED AS DBH X 10cm.
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE.
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.
 - DO NOT RAISE OR LOWER THE GRADE WITHIN THE CRZ WITHOUT APPROVAL.
 - TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE.
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OF ANY TREE.
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE CANOPY.
- 1 TREE PROTECTION Scale: NTS

Layby and landscape treatment on Sparks Street

Entrance Canopy:

Computer-generated images of the podium indicate that the proposed canopy is a simple projection that does not impede views of spire as seen in a pedestrian-scale view when moving east along Sparks Street. The images also show that, when the proposed street trees are in leaf, the canopy would be largely hidden within the tree canopies.



View of canopy looking west along Sparks Street

Southwest Building Elevation:

This corner of the proposed building is now glazed, with a similar treatment to that proposed for the northwest corner. In addition, the proposed cladding has been modified to provide a greater vertical emphasis to this elevation. Both of these changes provide an improved backdrop to the Cathedral spire. Also, to further retain emphasis on the Cathedral, the building top is slimmer and is set back, thus becoming less visually prominent. Overall, the materials proposed for the west elevation are lighter so as to create a better backdrop to Cathedral, especially when compared to the dark exteriors of the existing buildings in background against which the Cathedral is currently seen and where it doesn't stand out.



Revised top and SW corner treatment



Comparison of distant views of proposed building and Cathedral

Queen Street Entrances:

In addition to cladding changes to the rear portion of the podium, the Queen Street parking garage entrance now has a low divider wall with posts, bollards and light standards at corners to clearly mark the entrance and provide added detail to the streetscape. To break up the extent of concrete paving along Queen Street, textured concrete paving is proposed, to be located in line with divider wall and extending to the sidewalk. Since the area is too confined to permit installation of a landscaped median and street trees, the textured paving will be able to distinguish parking and loading entrances from each other and break up the extent of concrete paving between Philosopher's Walk and the adjacent housing.



Landscape treatment on Queen Streets

5. Summary

Changes made to the design reviewed by City staff and the public have responded to concerns while attempting to retain the key elements of the building design. Most of the changes are minor in nature, as were the issues they addressed. Mitigative measures added in the current modifications lessen the building's visual impact and conserve key views of the Cathedral.

As noted previously, the building is designed with a segmentally curved façade to allow progressively-revealed views of the Cathedral as seen from the east along Sparks Street, and to provide a simple backdrop to the Cathedral spire when seen from the north and west. Lighter cladding and simpler elevational treatment make the proposed building more of a backdrop in distant views of Cathedral from these directions. The solid materiality of the podium continues the same treatment as that found on the Lutheran Church, Cathedral and townhouses. The height of the podium approximates the datum of the lower portion of Cathedral and top of townhouses, while the bottom edge of the tower façade continues the datum line of the Cathedral's eave line and of the townhouse roofline.

In conclusion, the proposed development has been modified to mitigate the building's visual impact on the Cathedral (there will be no physical impact on the heritage building fabric.) Its construction supports the ongoing mission of the Cathedral and Diocese and enhances the heritage character of the Cathedral Hill Heritage Conservation District by removing an existing surface parking lot. Design changes to earlier versions of the development address concerns raised by City staff and the UDRP. These modifications have been made to further emphasize the visual prominence of the Cathedral and to provide a complementary setting for the existing development along Sparks Street and Queen Street.