

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: August 15, 2019

Report Prepared by:



ROBERTSON MARTIN
ARCHITECTS

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Annex A Design Drawings (Revised – received on June 22, 2019) & 3D views (received on July 25, 2019)

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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.

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 19th 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 1/2 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 1/2 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)

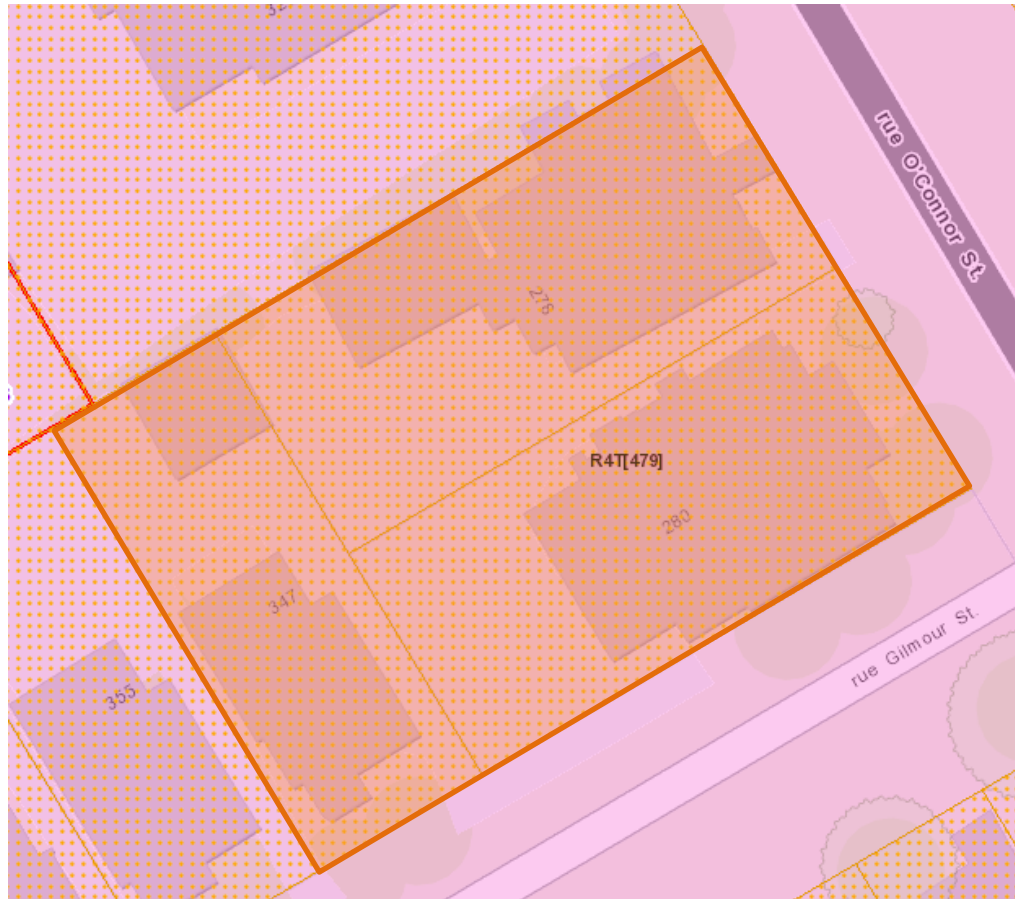


Figure 2: Zoning map of the properties from GeoOttawa. Note all 3 fall within R4T [479]. (maps.ottawa.ca/geoottawa/)

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 (450m² area) for a lowrise apartment dwelling, with no explicit limit on unit counts.

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.

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 at the last 2 storeys to avoid overshadowing and unpleasant pedestrian corridors. (See Figure 3).

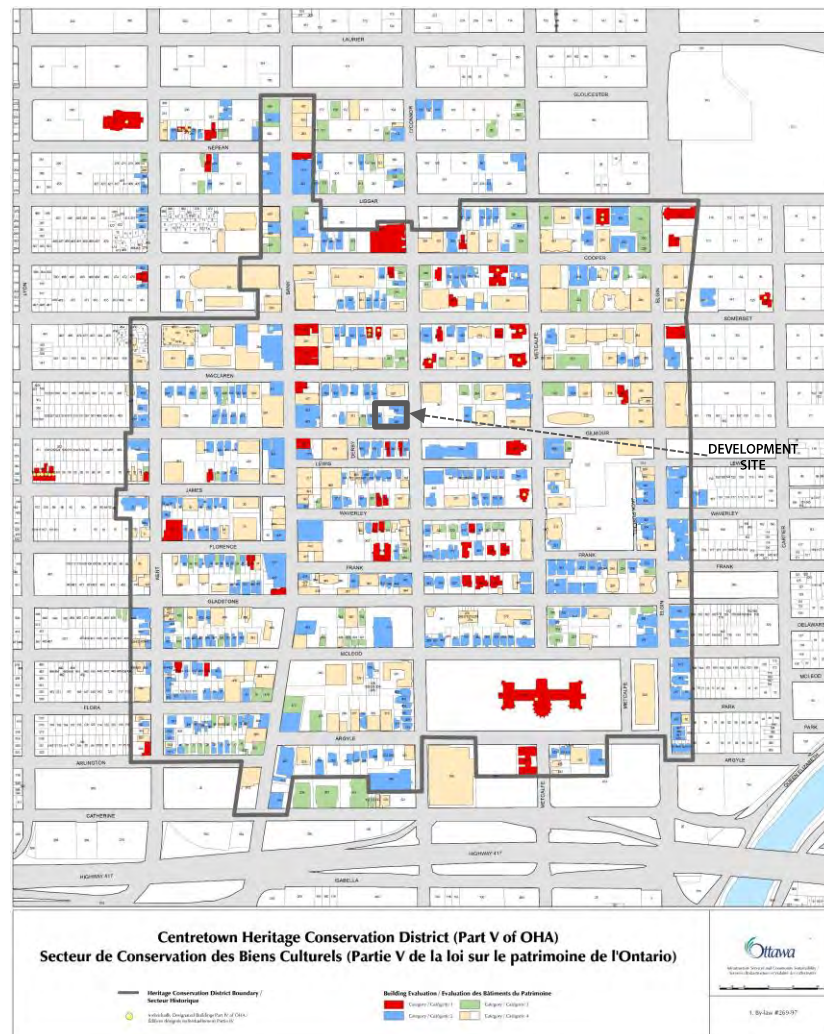


Figure 3: Centretown Heritage Conservation District, City of Ottawa. (Red = category 1, light blue = category 2, light green = category 3, Beige/white = category 4)

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 on June 22, 2019.
- 3D views prepared by David Blakely Architect, received on July 25, 2019.

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).

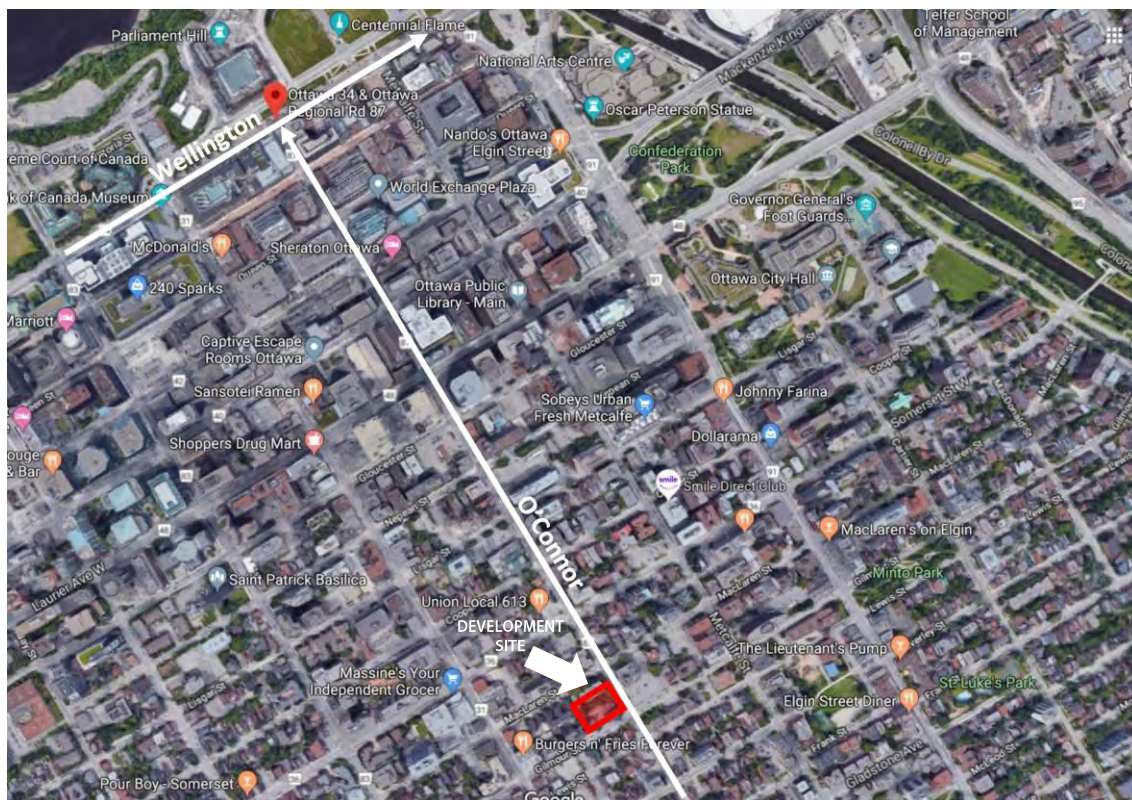


Figure 4: Connection to ceremonial route of Confederation Boulevard. (Google)

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.

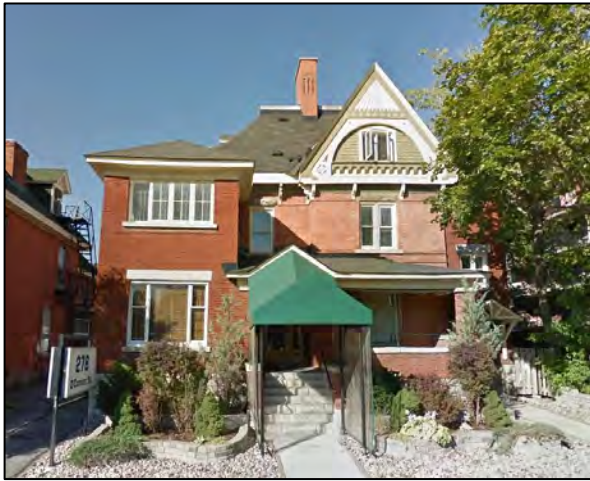


Figure 6: 278 O'Connor Street, front (east) façade of existing building. (Google)

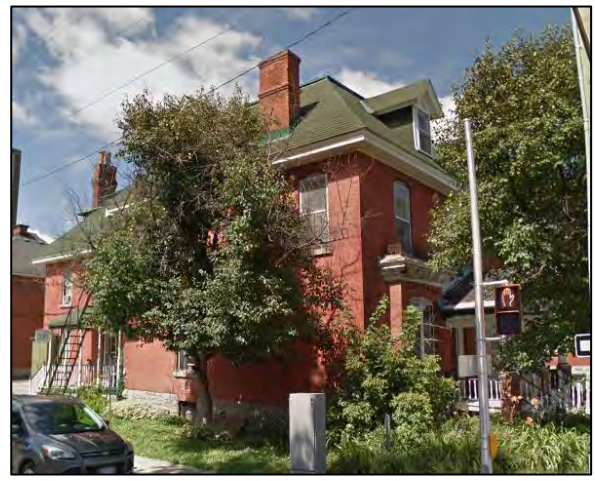


Figure 7: 280 O'Connor Street, corner (south and east) façades of existing building. (Google)



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



Figure 9: 347 Kent 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 19th 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 June 22, 2019*) based on the comments received through the heritage permit application process, responding to the City of Ottawa's requests. 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 the previous 9 storey proposal. The exterior appearance and scale of the building 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 the 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: 287 and 280- O'Connor street (Google May 2016)



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



Figure 12: Model of the rear façade of the proposed development, illustrating the addition of a new dormer at 280 O'Connor. (David Blakely Architect Inc.). See **Figure 15** for updated rendering.

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 is 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, which recall the new porches in front of the entrances of 278 and 280 O'Connor. The adjacent bays are projecting out of the entrance plane and maintain a 3-storey brick podium base compatible with the height of the neighbouring buildings. These bays, which generally portray in both scale and materiality the Gilmour buildings are capped by a 3-storey section of grey architectural panels.

The entrance bay has the same cladding material of the adjacent bays; however, it differs from them in design and height by including asymmetric balconies on both sides of the main entrance axis. This 4-storey part is well articulated with the adjacent 3-storey brick portions of the building 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 *Figures 11 and 12*).

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.

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*;

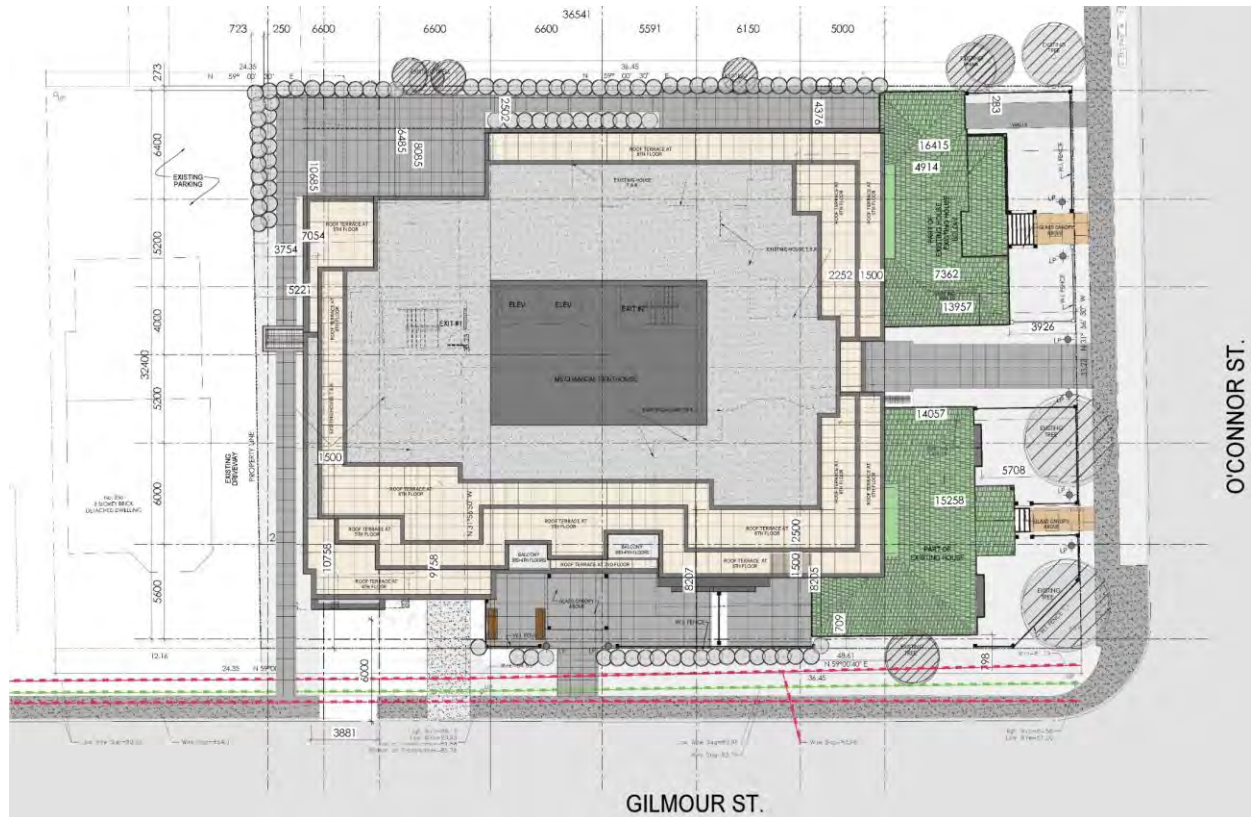


Figure 13: Site plan of the proposed development. Note increased setbacks along Gilmour and O'Connor Streets. (David Blakely Architect Inc.). Heritage structure to remain shown in green.



Figure 14: Model of the proposed development from Gilmour Street towards the northeast. (David Blakely Architect Inc.)



Figure 15: Model of the proposed development from Gilmour Street towards the northwest. (David Blakely Architect Inc.)



Figure 16: Model of the proposed development from O'Connor Street towards the northwest. (David Blakely Architect Inc.)



Figure 17: Model of the proposed development from O'Connor Street towards the southwest. (David Blakely Architect Inc.)



Figure 18: Model of the proposed development from O'Connor Street towards the southwest. (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. 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.

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. In addition, the 'gasket' connection between the new development and heritage buildings on both O'Connor and Gilmour streets is satisfactory. 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*.

Recommendation 1: Consider further refinement of windows composition on the 3-storeys bays

The openings on the first and second floor of the brick veneered bays, which are located on each side of the main entrance follow many types and dimensions. Adopting the same form and size of openings on both bays of the Gilmour façade of the building will be visually more harmonious. Another potential option would be to better match the trim of window sets on both bays. By slightly setting back the brick space (panel) between the head of the lower windows and the sill of the upper windows, the outline of openings on the narrow bay will be pronounced and more in harmony with the shape of the openings on the large brick bay.

Recommendation 2: Consider further refinement of the design of the main entrance bay and balconies

The balconies on the building's entrance bay, as shown on the provided site plan by the client, are asymmetric with different width and depth. Moreover, the guardrails of balconies at the left side of the building entrance overlap the brick of the façade, while the guardrails of the other side of the entrance are designed flush with it. Unifying the size of balconies and simplifying the architectural composition of balconies of the central bay by making the balconies' handrails either flush with or overlapping the brick façade, will improve the overall design of the building.

Recommendation 3: Explore alternate façade masonry and projecting "shelves" to result in a visually more quiet expression.

Recommendation 4: Explore alternate 'commercial' glazing for the infill building to result in a more residential appearance form, proportions and materials.

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 (provided on August 12, 2019) 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 (2nd 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, form, and 'gasket' connection with the heritage building to remain, 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.

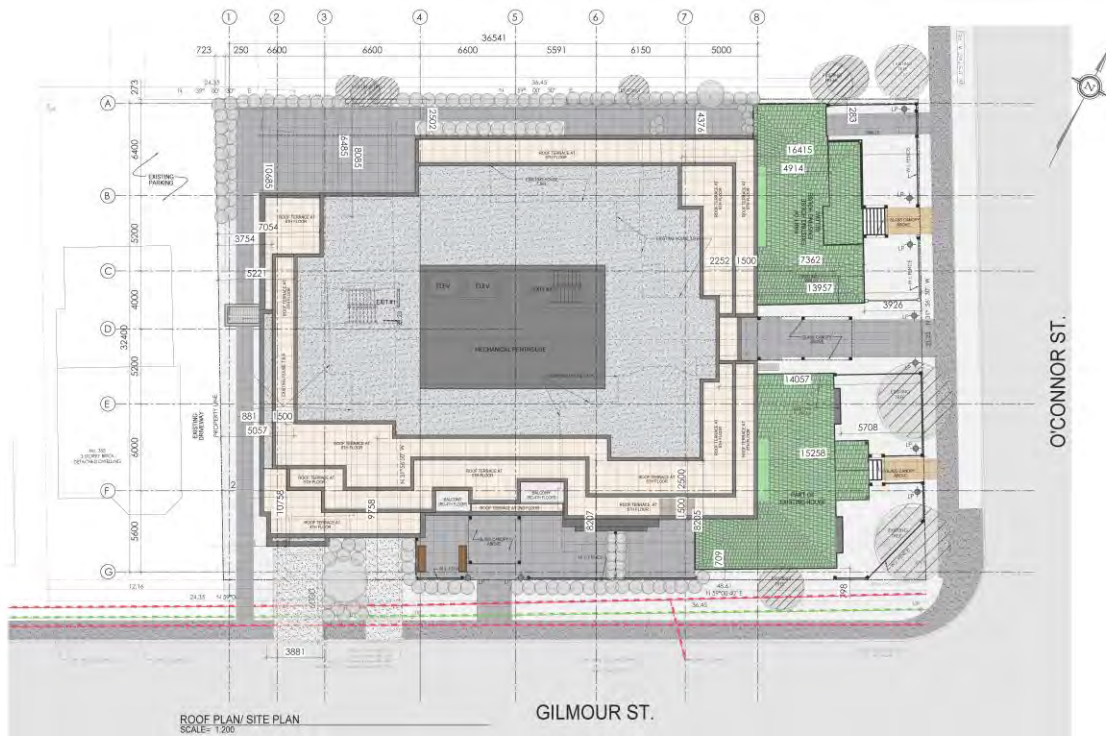
Annex A

*Design Drawings
Received on June 22, 2019, July 25, 2019
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SOUTH ELEVATION - *Gilman Street*



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6 STOREY APARTMENT BUILDING (REV. MAY 21/19)
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**ROBERTSON MARTIN
ARCHITECTS**







Annex B

Shadow Study



JUNE 21st - 7:00am



JUNE 21st - 9:00am



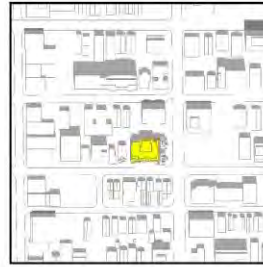
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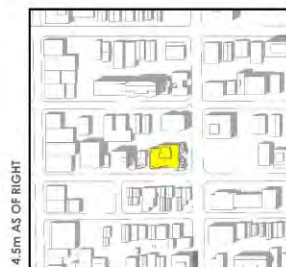
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 M. David Blakely
Architect Inc.

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.



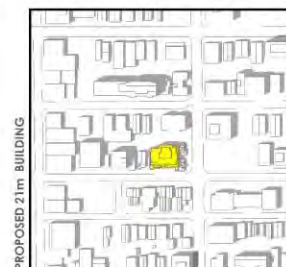
JUNE 21st - 1:00pm



JUNE 21st - 3:00pm



JUNE 21st - 5:00pm




JUNE 21st - 1:00pm



JUNE 21st - 3:00pm



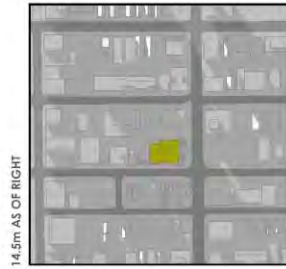
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 M. David Blakely
Architect Inc.

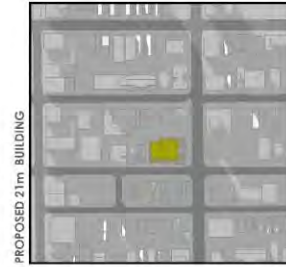
JUNE 21st
SUN/ SHADOW STUDY

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


AK GLOBAL
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JUNE 21st - 1:00pm



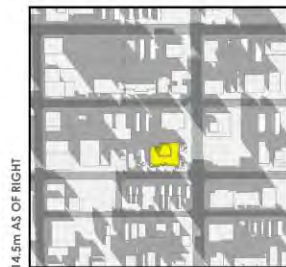
JUNE 21st - 1:00pm

 M. David Blakely
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JUNE 21st
SUN/ SHADOW STUDY

6 STOREY APARTMENT BUILDING
280 O'CONNOR ST.
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MANAGEMENT INC.



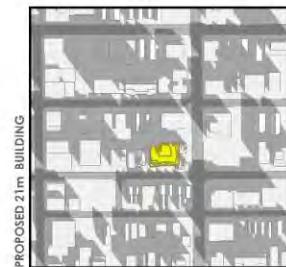
SEPTEMBER 21st - 8:00am



SEPTEMBER 21st - 10:00am



SEPTEMBER 21st - 12:00pm




SEPTEMBER 21st - 8:00am



SEPTEMBER 21st - 10:00am



SEPTEMBER 21st - 12:00pm

 M. David Blakely
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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.



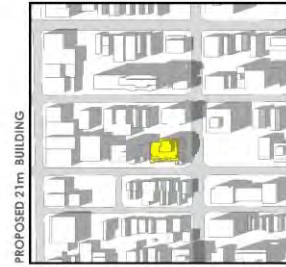
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SEPTEMBER 21st - 4:00pm



SEPTEMBER 21st - 6:00pm




SEPTEMBER 21st - 2:00pm



SEPTEMBER 21st - 4:00pm



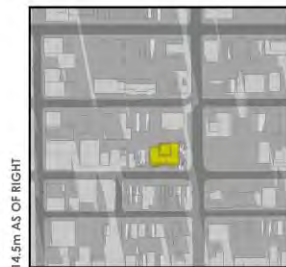
SEPTEMBER 21st - 6:00pm

 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.



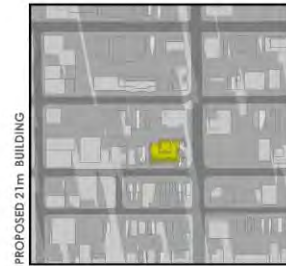
DECEMBER 21st - 9:00am



DECEMBER 21st - 11:00am



DECEMBER 21st - 1:00pm




DECEMBER 21st - 9:00am



DECEMBER 21st - 11:00am



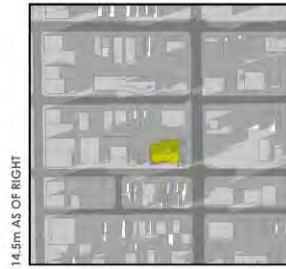
DECEMBER 21st - 1:00pm

 M. David Blakely
Architect Inc.

DECEMBER 21st
SUN/ SHADOW STUDY

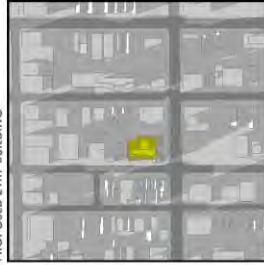
6 STOREY APARTMENT BUILDING
280 O'CONNOR ST.
OTTAWA, ONTARIO
N.T.S. | REV. 01 | JULY 30, 2019

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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

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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
History	(Pre- 1870 - 1915)	(1915 to 1940)	(1940 to 1965)	(1965 to present)
(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 /5				
Potential Heritage Building Yes/No				
Potential Heritage District Yes/No				

Prepared By:

PHASE TWO EVALUATION RESULTS
(Summarised 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 St.

PHOTO DATE: Fall 1995
VIEW: N
SOURCE: K. Deevay
NEGATIVE NUMBER: 66.15

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 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: *033*

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.

278 Oco 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: 280 O'Connor 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 13 O'Connor W Block: 382 (P.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

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:



280-2 O'Connor St. (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

Potential Heritage Building

Potential Heritage District

/9

Yes/No

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:



347 Gilmour St.

PHOTO DATE: Fall 1995

VIEW:

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