

Heritage Impact Assessment

Final Submission
September 20th, 2024



593, 601, 603 Laurier Avenue West
Ottawa, Ontario

Prepared for: Heritage Investments Ltd. and Project1 Studio | RMA+SH 24007

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1.0 Introduction

1.1 Project Background

Robertson Martin Architects Incorporated (*doing business as* RMA+SH architects) (The Consultant) was retained in January 2024 by Heritage Investments Ltd. (the Client) to provide a Heritage Impact Assessment (HIA) for a proposed development at 593 and 601-603 Laurier Avenue West, in Ottawa (the Site). The City of Ottawa defines a Heritage Impact Assessment (HIA) as “an independent study to determine the impacts of proposed future development on a cultural heritage resource.”

Section 4.5.3.11 of the *City of Ottawa Official Plan* notes that “the City shall ensure that development, and/or capital projects proposed by the City, involving or adjacent to properties designated under *Part IV* or *Part V* of the *Ontario Heritage Act*, shall maintain the integrity of the heritage property’s cultural heritage value and attributes.” As per the Official Plan, the following criterion is the relevant to determine whether a HIA is recommended or required:

- Where development or an application under the *Ontario Heritage Act* is proposed on, adjacent to, across the street from or within 30 metres of a protected heritage property, the City will require a Heritage Impact Assessment, if there is potential to adversely impact the heritage resource. The HIA will be completed according to the Council approved guidelines for HIAs, as amended from time to time.

593 Laurier Avenue West is a protected heritage property under *Part IV* of the *Ontario Heritage Act*, as it has an individual heritage designation. The proposed development is to occupy both 593 Laurier Avenue West and the adjacent 601 and 603 Laurier Avenue West properties.

The proposed development by Heritage Investments Ltd. and Project1 Studio (the design architect) involves partial demolition of the existing building at 593 Laurier Avenue West as well as adjacent new development at 601-603 Laurier Avenue West, including the demolition of the current buildings on these lots. The consultant was tasked to evaluate the impact of the partial demolition and proposed development on the heritage character of the building site and surrounding area. This HIA is a revision of the Cultural Heritage Impact Statement (CHIS) submitted November 19, 2020, and has been updated to reflect the new development approach and meet the requirements of HIA submissions defined by the City of Ottawa.

1.1 Project Team

As noted by the City of Ottawa, a HIA is intended to provide an independent professional opinion and thus HIAs are to be prepared by a heritage professional, who is not the applicant. In alignment with this requirement, qualifications and contact information for the project team have been listed below.

Architectural (Prime Consultant)

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1.2 Disclaimer

This report has been produced for exclusive use by Heritage Investments Ltd., Project1 Studio and the City of Ottawa and may not be copied in whole or in part without the written permissions of this Consultant Team. The report is to be read as a complete entity; no portion of this report may be used as a separate entity. Any use which a third party makes of this report, or any reliance on decisions made based on it, is the responsibility of such third parties. The Consultant Team accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this report. We expressly waive responsibility for the effects of any action taken as a result of this service unless we are specifically advised and participate in this action, in which case our responsibility will be agreed to the value of the services provided at that time. No other warranty expressed or implied is made.

This report is based on background documents received from Heritage Investments Ltd. and Project1 Studio. The observations and recommendations provided reflect the Consultant Team's expert opinions based on the information reviewed, as noted above. The report provides information for use by the project in question only, and no warranties are provided that this information is either exhaustive or complete. Our team cannot guarantee the completeness or accuracy of information provided by any third parties.

2.0 Definitions / Key Terms

Adjacent

For the purposes of this document, adjacent means contiguous to.

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.

Archaeological resources

Includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Built Heritage

A building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under *Parts IV or V* of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.

Cultural Heritage Resources

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

Cultural Heritage Landscape

A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Protected heritage property:

Property designated under *Parts IV, V or VI* of the *Ontario Heritage Act*; property subject to a heritage conservation easement under *Parts II or IV* of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and UNESCO *World Heritage Sites*.

3.0 General Information

Address: 593, 601 and 603 Laurier Avenue West, Ottawa, ON

Current Owner: Heritage Investments Ltd.

Current Owner's Contact Information: Heritage Investments Ltd.

1010 Polytek, Unit 5

Ottawa, ON

K1J 9H8

attn: Dean Michaud, 613-816-8886, dean@henryinvestments.ca

4.0 Current Conditions / Introduction to Development Site

The development site is located at the corner of Laurier and Bronson Avenues (northwest corner of the intersection, see *Figure 1*) in the LeBreton Development of Ottawa, Ontario, just outside of the western border of Centretown. The site involves two existing adjacent lots at 593 Laurier Avenue West and 601-603 Laurier Avenue West.

The building at 593 Laurier Avenue West (*Figure 2*), also known as the Alexander Fleck House, was designated as an Individually Designated Property under *Part IV* of the *Ontario Heritage Act* (OHA) in 2014. Further description of the heritage property is included in *Sections 4.1* and *4.2* below.

The existing buildings on the 601-603 Laurier Avenue West site include a two-storey and a three-storey residential building (*Figure 3*), as well as other accessory structures. The residential buildings are flat-roofed, brick-clad structures. Accessory structures include storage sheds on the west end of the site as well as between the two residential buildings. The buildings at 601-603 Laurier Avenue West hold no

heritage designation, are not included on the Municipal Heritage Register, nor are they located in a Heritage Conservation District.

It is to note that the 604 Laurier Avenue West property across the street from the development site is on the Municipal Heritage Register but is not designated at the time of writing.



Figure 1: Location Plan (<https://www.google.com/maps>, 10.07.24)



Figure 2: 593 Laurier Avenue, side (south-west) façade of existing building. (RMA)



Figure 3: 593 Laurier Avenue (right), 601 Laurier Avenue (center) and 603 Laurier Avenue (left), viewed from Laurier Avenue (<https://www.google.com/maps>, 10.07.24)



Figure 4: Site Plan for 593 and 601-603 Laurier Avenue West (GeoOttawa, 2024)



Figure 5: Satellite Image of 593 and 601-603 Laurier Avenue West (Google, 2024)

4.1 Cultural Heritage Value and Designation

The subject heritage property, the Alexander Fleck House, is located at 593 Laurier Avenue West, at the northwest intersection of Laurier and Bronson Avenues (see *Figure 6* and *Figure 7*). The building is a two-and-a-half storey red brick building constructed in 1902 in the Queen Anne Revival Style, with a later two-storey addition on the western elevation. As noted above, the building is designated as an Individually Designated Property under *Part IV* of the *Ontario Heritage Act* (OHA).

The Alexander Fleck House is an excellent example of Queen Anne Revival style, which was popular in Canada from the 1880s until about 1910, and is characterized by its irregular plan, multi-sloped cross-gable roof with decorative brackets and half timbering in the gable ends, tall chimneys, geometric motifs, wooden oriel window and stone porch with gabled roof and wood column. The use of various building materials (i.e. brick, roughcast stucco, wood and stone), multiple shape of windows, stone sills and lintels, as well as voussoirs is also characteristic of the Queen Anne Revival.

The use of brick and stonework, complex roof lines and massing, as well as the decorative stained glass on the building illustrates a high degree of craftsmanship. The Alexander Fleck residence preserved many of its original features; it has remained largely unchanged since construction in 1902 (except the additions to the west). In 1940, the residence was converted into apartments.



Figure 6: Location of the 593 Laurier Avenue property (Google)

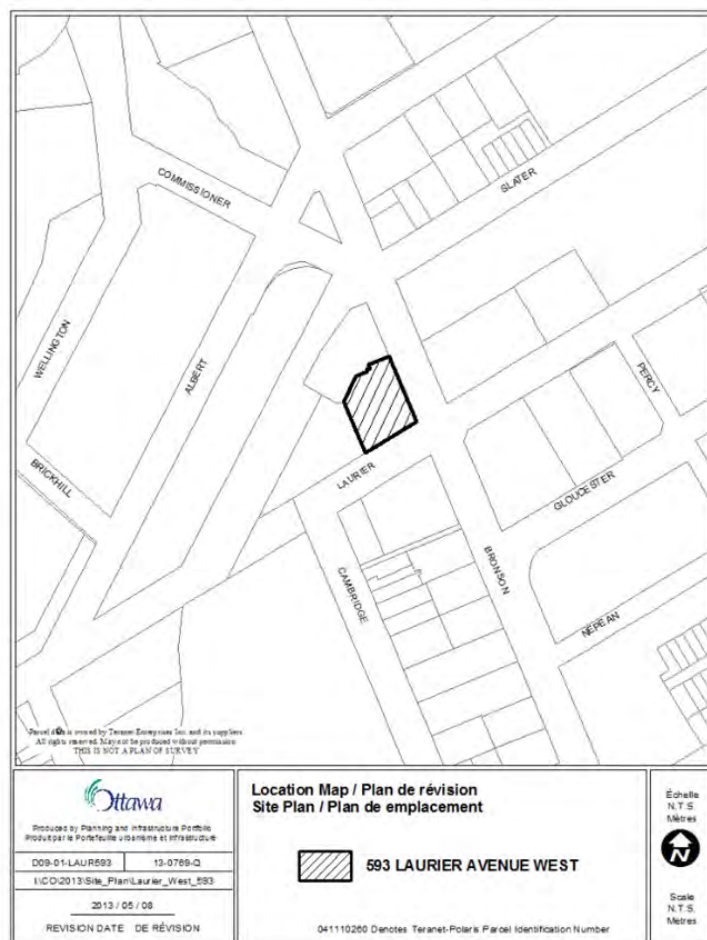


Figure 7: Location map of the 593 Laurier Avenue West property. (maps.ottawa.ca/geottawa/).



Figure 8: 593 Laurier Avenue, front (south) façade of existing building. (Google)



Figure 9: 593 Laurier Avenue, rear (north) façade of existing building. (<https://bennettpros.com/>)

4.2 Heritage Survey and Evaluation Form / Heritage Character Statement

Extracts from the *Heritage Survey and Evaluation Form* produced by Carly Kastner for 593 Laurier Avenue West during their review in 2013 (with a few updated notes), and the *Statement of Cultural Heritage Value* of the building are included in *Section 6.0* of this report. The complete form is included in *Appendix A*.

4.3 Zoning

Under the *City of Ottawa Comprehensive Zoning By-Law* (2008-250), the development site currently falls along the boundary line of the *R5Q – Residential Fifth Density, Subzone Q* in the case of the 593 Laurier Avenue West parcel, and *R4UD – Residential Fourth Density, Subzone UD* in the case of the 601-603 Laurier Avenue parcel (see *Figure 10*).

The *R5* zone category, as found at the 593 Laurier Avenue West parcel, permits a wide range of residential building forms and densities (from detached to mid-high 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 zoning of 593 Laurier Avenue West is a result of the previous site-specific Zoning By-Law Amendment in 2020, which was done as part of the previous iteration of the proposed development from 2020.

The *R4* zone category, as found at the 601-603 Laurier Avenue West parcel, permits a wide range of residential building forms and densities (from single detached to low rise apartment dwellings to a maximum of four storeys), as well as development which is compatible with existing land use patterns to maintain or enhance the character of a neighbourhood.

It is understood that, as part of the new proposed development, it is proposed to rezone the property to allow the proposed 28-storey high-rise built form. This rezoning will apply to at least a portion, if not all, of 593 Laurier Avenue West.

5.2 Site Analysis and Evaluation

The site of the proposed development is situated on the corner of Laurier and Bronson Avenues, and along Laurier Avenue West. This neighbourhood underwent considerable densification through time. It consists of a mixture of low, medium and high-rise apartment buildings along Laurier Avenue with heights ranging between 11-24 storeys (see *Figure 11*). These new developments are mainly located to the south of Laurier Avenue, as the *Nanny Goat Hill Community Garden* occupies the area to the north of Laurier Avenue. However, the adjacent buildings to the development site do not exceed 4 storeys. Single residential units cannot be found at the immediate boundary of the development site; however, a few more modest single residential properties are located on Cambridge Street close to Laurier Street. Further north, similar heritage buildings are still preserved at the corner of Bronson Avenue and Slater Street (see *Figure 11*, *Figure 12* and *Figure 13*).

The area of the development site is characterized by a simple modern style architecture. This urban setting provides an opportunity for development that is not required to adhere to a strict set of aesthetic guidelines. However, the remaining Queen Anne heritage building at 593 Laurier Avenue is unique and is the most prominent building in the neighbourhood. Accordingly, developers and designers should be sensitive to the impact of any new developments and strive for minimal impact on the heritage building.

Within the development context outlined by the *City of Ottawa's Official Plan*, the development has a unique opportunity to preserve/incorporate the 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.



Figure 11: Height of surrounding buildings. (Google)



Figure 12: Character of the neighbourhood. (RMA)



Figure 13: Character of the neighbourhood. (RMA)

6.0 Statement of Significance

The Alexander Fleck House, located at 593 Laurier Avenue West, has architectural, historical and contextual values. It is unique in its composition and an excellent example of its architectural style (see *Figure 14, Figure 15, Figure 16, Figure 17 and Figure 18*). It is associated with the prominent Fleck family and contributes as well to understanding the historical socioeconomic evolution of the Centertown area.

The following is extracted from the *Heritage Survey and Evaluation Form* produced by Carly Kastner during their review in 2013 (with a few updated notes), and the *Statement of Cultural Heritage Value* of the building.

It is to note that, according to the *Statement of Cultural Heritage Value*, the latter additions to the west and north of the building are not included in the designation. The interior of the building, which is understood to contain historic finishes, such as intricate woodwork and wood paneling, ornate fireplaces, and ceiling mouldings, and wallpaper, is also not included in the designation.

6.1 Statement of Architectural Value

The Alexander Fleck House was constructed in 1902 in the Queen Anne Revival Style which was popular in Canada from the 1880s until about 1910. Many features of the house are characteristic of the style including: the irregular plan, multi-sloped cross-gable roof with decorative brackets and half timbering in the gable ends, tall chimneys, geometric motifs, wooden oriel window, the stone porch with gabled roof and wood columns, as well as the use of multiple materials (brick, roughcast stucco, wood and stone). The varied window shapes (round-headed, segmentally-arched, rectangular) and treatments (stone sills, lintels, voussoirs) are also characteristic of the Queen Anne Revival yet have an added Arts and Crafts element in the original stained glass work.

As an example of the Queen Anne Revival Style, the Alexander Fleck House illustrates a high degree of craftsmanship in its architectural elements. This includes the intricate brick and stonework, complex roof lines and massing, as well as the decorative stained glass.

6.2 Statement of Historical Value

The building at 593 Laurier Ave. West is directly associated with Alexander Fleck Jr. who was the proprietor of the Alexander Fleck Limited, Vulcan Iron Works at 426 Wellington St. (currently the Garden of the Provinces). Fleck Jr. took over the general machine shop and foundry from his father Alexander Fleck Sr., a Scottish immigrant who moved his business to Ottawa from Montreal in 1867. The company was involved in many important projects including the Cornwall canal where they installed electric appliances and made all the gates and iron works for the locks. They also supplied the Ottawa Street Railway Company with mechanical parts, car motors and generators, and they held the contract to make all the castings used by the Canadian Atlantic Railway until its amalgamation with the Grand Trunk Railway. They later focused on the manufacturing of machinery for the lumber industry. The Vulcan Iron Works remained in the Fleck family until the 1950s when the Wellington Street property was expropriated by the federal government. Operations were integrated into the Beach Foundry in Hintonburg in 1955 but the Fleck family remained active in the company's management.

Alexander Fleck Jr. and his wife lived in the Laurier Ave. (Maria Street until 1904) house until his death in 1923. They had no children. His widow Maude Fleck (nee Booth, first cousin once removed of J.R. Booth) continued to reside there until 1940 when the house was bought by Russell R. McCord, another local Ottawa businessman. He converted the house into apartments, and it stayed in his family for over 50 years

The Flecks were a prominent Ottawa family in both their business and their social connections. Alexander Jr. ran the foundry and his older brother, Andrew Fleck (of 500 Wilbrod), was the Secretary-Treasurer of the Canadian Atlantic Railway for 21 years. Andrew married Gertrude Booth, the eldest daughter of the local lumber magnate J.R. Booth. They were both heavily involved in charity work and Gertrude founded the Ottawa Day Nursery (now Andrew Fleck Child Care Services) in honour of her late husband. Thomas Ahearn, a local electrical innovator, was married to Alexander Jr. and Andrew's sister Liliias and then to the elder sister, Margaret, a few years after Liliias' death.

6.3 Statement of Contextual Value

The building is considered as a neighbourhood landmark for its location at the corner of Laurier and Bronson Avenues and its prominent location on a limestone ridge. This part of Uppertown (now generally known as Centretown) was known as Ashburnham Hill beginning in the 1840s, named for Colonel John By's daughter Esther Ashburnham. The area was originally part of By's estate and was developed in the mid to late 19th century as an early upper middle-class neighbourhood that featured lumber baron mansions, churches and the Ottawa Ladies College.

The Alexander Fleck House and its conversion to apartments in the 1940s contributes to understanding the Uppertown community's historical socioeconomic evolution from an originally upper-class neighbourhood - distinguished from the working classes of Lowertown - to its change to a more mixed socioeconomic character in the second half of the twentieth century. In 1902 the house, located on the west end of Uppertown, was a late addition to the affluent residential community which occurred in the latter half of the nineteenth century.

The conversion of the Alexander Fleck House into apartments exemplifies the trend in the interwar years of the community's move towards middle class housing as evidenced by the many apartment buildings immediately surrounding the property today.



Figure 14: 593 Laurier Avenue, front (south) façade of existing building. (Google)



Figure 15: 593 Laurier Avenue, corner (south and east) façades of existing building. (Google)



Figure 16: 593 Laurier Avenue, side (south-west) façade of existing building. (RMA)



Figure 17: 593 Laurier Avenue, front and side (south and west) façades of existing building. (RMA)



Figure 18: 593 Laurier Avenue, rear (north) façade of existing building. (<https://bennettpros.com/>)

6.4 Heritage Character Elements

Key attributes that embody the heritage value of the Fleck House as an excellent example of the Queen Anne Revival style with a high degree of craftsmanship include:

- *Complex, steeply pitched, cross-gable roof with half timbering and decorative brackets in the gable ends;*
- *Tall chimneys with decorative chimney pots;*
- *Turret located at the rear to take advantage of the views to the Gatineau Hills;*
- *Wooden oriel window;*
- *Decorative brickwork;*
- *Varied window shapes (round-headed, segmentally-arched, rectangular) and treatments (brick and stone lintels, sills, voussoirs);*
- *Use of multiple materials and finishes (brick, roughcast stucco, stone, half-timbering, wood shingles);*
- *Stone porch with gabled roof and wood columns;*
- *Geometric and floriated motifs (decorative brick and woodwork, stained glass window designs);*
- *Wide, plain vergeboard with curved cornice returns;*
- *Stone retaining wall on Bronson Avenue.*

7.0 Description of Proposed Development

The previously reviewed design (received November 19, 2020) consisted of a new 9-storey, L-shaped addition to the 593 Laurier Avenue West building and did not include the site at 601-603 Laurier Avenue West. The development has since been updated (received June 27th, 2024) to now consist of a new detached 28-storey construction adjacent to the 593 Laurier Avenue West site.

The proposed development at 593 and 601-603 Laurier Avenue West is understood to include elements of partial demolition of the existing heritage building, demolition of other buildings and structures on the site, as well as a new construction to the west of the heritage building.

7.1 Demolition

As noted on the Site Plan by Project1 Studio, the proposed development includes demolition of low-rise residential structures at 601-603 Laurier Avenue West and select, partial demolition of 593 Laurier Avenue West (see *Figure 19*).

The proposed development retains the primary structure of the building at 593 Laurier Avenue, as well as its primary heritage elements. The exterior of the building at 593 Laurier Avenue will be retained. However, the later additions to the building at the west will be removed to create space for the new 28-storey residential building and to bring the historic building closer to its original form. As noted in *Section 6.0*, the west and north additions of the building are not included of the heritage designation of the building. Refer to *Section 7.3* for more information on the proposed work at 593 Laurier Avenue.

The mid-rise residential structures and accessory structures at 601 Laurier Avenue West (previously 601, 603, 605) will be demolished in their entirety to make way for the new construction.

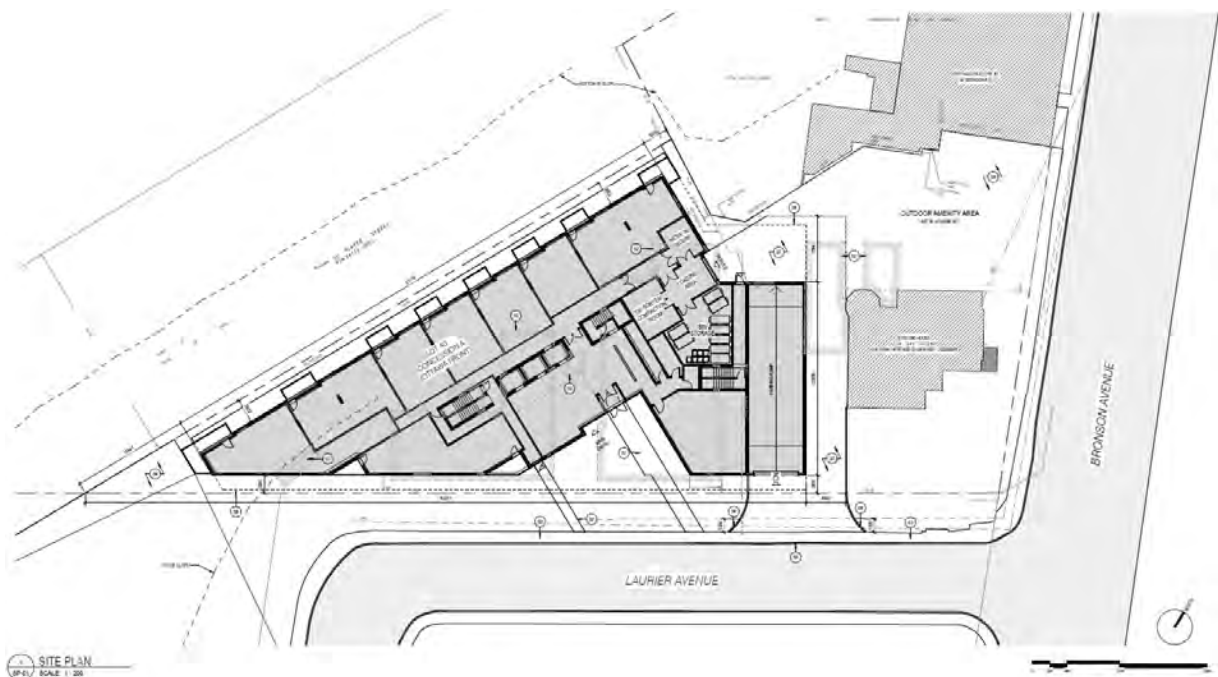


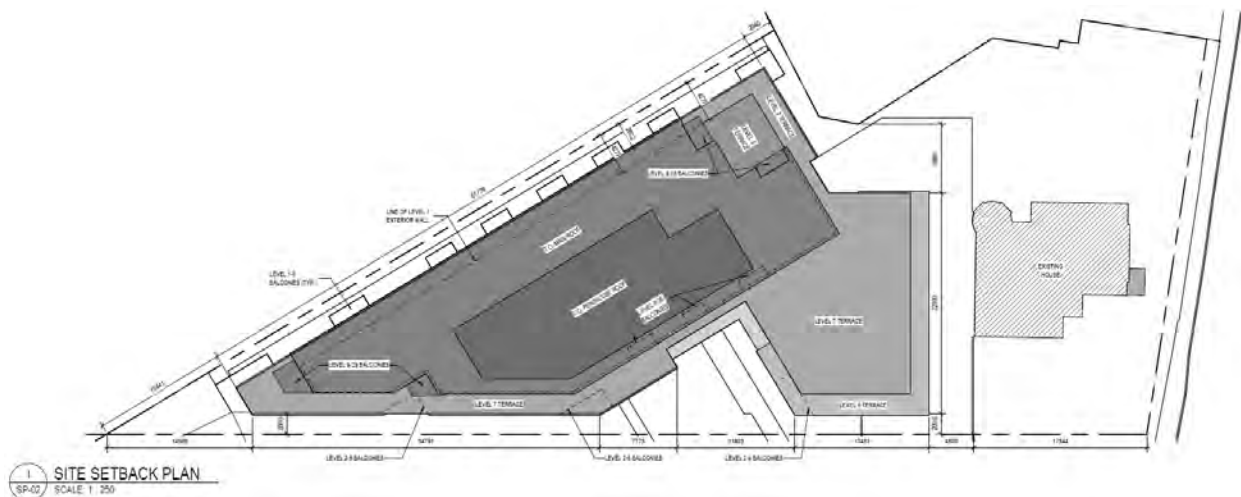
Figure 19: Site Plan, showing demolished structure in hatched outline, (Project1 Studio, 29.04.24)



7.2 New Construction

The proposed new development consists of a new 28-storey residential tower, primarily on the 601-603 Laurier Avenue West site, next to the heritage building at 593 Laurier Avenue West. A portion of the building will be built on part of the current parcel of 593 Laurier Avenue. The lot line between the two properties will be adjusted accordingly.

The proposed new building will be located 2.0 m from the front property line at the south, 2.802 m from the north-west property line and 2.94 m from the north-east property line.



The new construction will provide between 8 to 17 units per floor, for a total of 331 residential units. The new development also includes three levels of underground parking. It offers storage space for 302

bicycles at the P2 level of the underground parking levels. A penthouse is introduced on the rooftop to accommodate mechanical equipment.

The new building features a six-storey podium. The remaining tower reaching 28 storeys is located on the western wing of the building, with minimal setbacks from the podium. The east wing of the building, adjacent to the heritage building at 593 Laurier Avenue, is 6 storeys, with the two top floors set back.

The utilization of the 6-storey wing, with upper floor setbacks, next to 593 Laurier Avenue creates a transition between the heritage building and the 28-storey tower. The location of the new building does not obscure the visibility of the heritage building viewed from the north, south and east. It has no physical connection with the historic building, leaving the historic building intact, except for the demolished annexes noted above.

The facades of the new development have a contemporary design. The 6-storey podium is clad with red/brown brick, with the exception of the two top storeys of the easternmost wing adjacent to 593 Laurier, which is clad with dark grey precast concrete. The design of the podium emphasizes the verticality and rhythm of the window openings. The use of brick is continuous with the character of the neighbourhood, with numerous brick buildings being located around the site.

The tower is clad with aluminum composite panels and precast concrete with a dark grey or natural finish, articulated to create a dynamic pattern along the facades. It is punctuated by balconies, integrated along the window openings and in the recesses of the building.



Figure 23: Proposed development, viewed from Laurier Avenue (Project1 Studio, 29.04.24)



Figure 24: East corner of proposed development (Project1 Studio, 29.04.24)



*Figure 25: Proposed development, viewed from Albert Street
(Project1 Studio, 29.04.24)*



*Figure 26: West corner of proposed
development (Project1 Studio, 29.04.24)*

7.3 Approach to Heritage Building

Apart from the demolition of the two annexes required for the construction of the new 28-storey building, the intended use and scope of restoration and/or rehabilitation work for the 593 Laurier Avenue property has not been further defined at the time of writing. The Client has indicated that they do not intend to proceed with any type of restoration of the heritage elements of the building until the adjacent 601-603 Laurier Avenue scope of work is completed and they have determined the intention for the 593 Laurier property. Customarily, investment in designated existing heritage assets on a property will form part of a development approach and may serve part of the conditions for Site Plan Approval. Further discussion on this topic between the City and the proponent is recommended.

8.0 Impact of Proposed Development

8.1 Context

Our assessment aims to identify any positive and negative impacts that 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, 2013 (Appendix A)*.

Extracted from the City of Ottawa's *HIA Terms of Reference*, characteristic positive impacts of a development on cultural heritage resource districts include, but are not limited to: (items in bold have been deemed most relevant to this proposal)

- **Restoration of building, 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.**

Adverse impacts include, but are not limited to:

- **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;
- 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;
- Obstruction of significant identified views or vistas within, from individual cultural heritage resources;
- 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.

8.2 Standards and Guidelines

The *Standards and Guidelines for the Conservation of Historic Places in Canada* is a tool to help users decide how to best conserve historic places. It assists property owners, heritage professionals, policy makers and other professionals in understanding and establishing the heritage values of a historic place, and also provides a framework for planning and conducting interventions on these sites while protecting their heritage values. It is a key document for the practice of heritage conservation in Canada.

Based on the documentation received from Project1 Studio, the conservation treatment for the site is understood to be one of *Rehabilitation*. *Rehabilitation* is defined as 'the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.'

While the scope of work and intended use of the 593 Laurier Avenue West building has not been defined, elements of *Preservation* would also apply to the property. The *Standards and Guidelines* describe *Preservation* as involving 'protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value.' *Restoration* may also apply to certain elements.

For this project, the most relevant *Standards* from the *Standards and Guidelines* are:

General Standards for Preservation, Rehabilitation and Restoration

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.*
3. *Conserve heritage value by adopting an approach calling for minimal intervention.*
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.*
5. *Find a use for an historic place that requires minimal or no change to its character-defining elements.*
7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*
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.*
9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.*

Additional Standards Relating to Rehabilitation

10. *Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.*
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.*
12. *Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.*

The proposed interventions are generally in line with the *Standards and Guidelines*. The demolition of the two annexes of 593 Laurier Avenue is expected to have minimal impacts to the heritage character of the building and would not detract from the heritage value and the character-defining elements of the building (*Standard 1*).

As noted in *Section 7.0*, the scope of work for the 593 Laurier Avenue West building has not been fully defined at the time of writing, apart from the demolition work noted above. As such, the full application of *Standards 3, 7, 8, 9 and 10* in future rehabilitation and preservation work for the building cannot be fully reviewed. Likewise, as the future use of the building is not defined, the applicability of *Standard 5* is not outlined.

The new construction at 601-603 Laurier Avenue, adjacent to the heritage building, is distinguishable from the historic place and is of its own time (*Standards 4 and 11*). While not subordinate in size, the articulation of its massing and separation between the tower and the historic building mitigates its impacts. The use of the brick masonry on the podium is compatible with the setting; however, the building could benefit from an increased dialogue with the 593 Laurier Avenue West property to create a design that is more visually and physically compatible with the historic property, while remaining distinguishable. For example, the use of a red brick that is the same or similar to the existing heritage building in proportions, texture and colour provides a simple gesture to the heritage asset. Beyond the demolition of the two annexes of the historic building, which is not a fully reversible intervention, the new development appears to have no further impacts to the form and integrity of heritage building (*Standard 12*).

8.3 Additional Impacts

The principal benefit of this proposal is the integration of the 593 Laurier Avenue Fleck Residence next to a new contemporary development that will ensure the survival of the historic building character and allow it to continue to participate in the streetscape and the vitality of the changing city for generations to come.

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

- Preserving the original structures of the building and respecting the building's form, massing and materiality;
- Separation of the new development from the historic building, allowing the heritage building to maintain the integrity of its massing as well as views from all sides. This offers an improvement over the previous design, where the new development was wrapped around the heritage building;
- Articulation of the massing of the 601-603 Laurier Avenue West construction to offer a transition in building height between the low-rise heritage building and the 28 storey tower;
- Compatibility of the proposed development in maintaining the primary urban views of the signature heritage asset;
- Use of the brick materiality at the podium to recall the materiality of the existing historic building as well as of the surrounding context;
- Use of contemporary materials which distinguish the old and new constructions, yet remain compatible with the character of the remaining heritage buildings in the area;
- Increased number of residential units that will assist in consolidating residential use in the area.

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

- The design of the podium's south façade is not fully in harmony with the heritage building in terms of datum lines and massing. Similar to the previous design, it is recommended that there is an opportunity to provide some visual connections.
- The future use of the heritage building, as well as proposed work on the building in terms of alterations, repairs and replacements (beyond the demolition of the two annexes), has not been defined. Without a proposed plan for the building, it is unclear how the long-term viability of the building will be ensured in the new development, nor how the proposed use, and other modifications as applicable, will impact the heritage character of the building and will serve to maintain its heritage character.

9.0 Alternatives and Mitigation Strategies

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

As extracted from the City of Ottawa HIA Terms of Reference, methods of minimizing or avoiding an adverse impact on a cultural heritage resource(s) include, but are not limited to: (items in bold have been deemed most relevant to this proposal)

- **Alternative development approaches that result in compatible development and limit adverse 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;**
- **Including reversible interventions to cultural heritage resources.**

9.1 Recommendations

In general, the proposed new development exhibits well-executed design decisions, including the separation of the new construction from the heritage building, the transition in height and scale between the heritage building and the 28-storey tower, and the distinguishable contemporary architectural style of the new construction.

Generally, the proposed design for the new construction at 601-603 Laurier Avenue successfully avoids creating a false sense of history through its use of modern design language (*Standard 4*), and it is clearly distinguishable from the historic building (*Standard 11*). While not subordinate in size, the articulation of its massing and setback of the tower from the heritage building allows for a more gradual transition in scale that allows the heritage building to maintain its prominence at the intersection. The use of the brick masonry for the new podium, albeit in a different colour tone, reflects the materiality of the streetscape as well as of the 593 Laurier Avenue building.

While successful in being distinguishable from the historic building, the design of the building could benefit from further relating with the historic building. Implementing minor modifications to the height, massing, and datum lines of the new development, especially to the east podium next to the heritage building, are encouraged to allow the two structure to enter a dialogue, and will result in a design that is more visually and physically compatible with heritage structure (*Standard 11*).

As it concerns the *Alexander Fleck House*, the removal of two later annexes would have minor impacts to the heritage character of the building and their removal would allow for the return to a building massing that is closer to its original form. Further clarification should be given to how these facades will be treated following the removal of the annexes.

Apart from the demolition of the two annexes, the planned scope for the heritage building, including the intended use and rehabilitation, preservation and/or restoration work, has not been fully defined. As such, the potential impacts on the heritage building of this scope cannot be fully assessed. It is recommended that the intended use and scope of restoration and rehabilitation work for the heritage building be defined. Careful planning for the building, based on a thorough understanding of its heritage character, condition, and relationship with its surrounding context, will help to better ensure the long-term existence

of the building, the preservation of its heritage value and character-defining elements (*Standard 1*) and the compatibility of the work with the heritage character of the building.

Based on professional assessment of the overall heritage and urban context along Laurier and Bronson Avenues, we are in agreement with that the proposed development can fit well in its context. With its placement on the escarpment and adjacent site, the 28-storey building will not affect the heritage building's presence, prominence and visibility in the urban context.

Elements for the Client to consider in the next stages to further refine and improve the design have been included below.

Recommendation 1: Improve the design of the new building in terms of rhythm, proportions, datum lines and materiality to make the two structures 'talk' to each other.

It is understood that the structure will be a stand-alone new construction, separate from the heritage building, and as such, is not treated as an addition. It is also not located in a heritage conservation district and is not subject to specific design guidelines on this end. As a result, the design approach for the 601-603 Laurier Avenue property has adopted a more contemporary language that pulls some inspiration from the surrounding context and adjacent heritage property. Nevertheless, the dialogue between the new construction and the existing heritage building is generally limited to the massing of the new podium immediately adjacent to the heritage building, and the use of brick masonry.

To improve the proposal, the applicant is encouraged to explore methods in which the design of the new building could create a greater dialogue with the heritage building, beyond the use of masonry and scale. Items to consider include referencing datum lines, rhythms, proportions, and tonalities of materials found in the heritage building. While the new construction should remain distinguishable and of its own time, this would encourage greater compatibility and dialogue with its context.

Recommendation 2: Define the future use and interventions the heritage building.

It is recommended that the proposed scope of restoration and rehabilitation work, use and detailing for the heritage building and surrounding site be clarified. As described above, defining the future use of the building and the scope of work for the building, in terms of repairs, replacements and modifications, will help ensure its continuing existence and participation in the development and surrounding context.

It is recommended that all work regarding the heritage building be in keeping the *Standards and Guidelines*. As noted in the *Standards and Guidelines*, good conservation practice for existing heritage properties encourages adopting an approach of minimal intervention (*Standard 3*), ongoing maintenance (*Standard 8*), repair rather than replacement (*Standard 10*), and reversibility of new construction (*Standard 12*). Any modifications or new items should be clarified and should be compatible with the heritage character of the building (*Standard 9*). The proposed use should be appropriate and sustainable, to ensure the long-term existence and use of the building, and should require minimal or no changes to the building's character-defining elements (*Standard 5*).

The Conservation Plan previously prepared for this site has been updated for reference to the new development approach and is included in *Appendix B*. As the scope of work for the heritage building remains to be determined as part of this updated design, the Conservation Plan offers recommendations for the preservation of the heritage components based on best practices and is not intended to be read as a final scope of work. Further site assessments and condition assessments would be required to determine the most appropriate approach for each element and for the building and site as a whole.

Modifications to the building related to the new development and future use would also need to be considered, when these are defined.

Recommendation 3: Mitigate construction impacts on the heritage building.

Impacts to the heritage building caused by the construction of the adjacent 601-603 Laurier Avenue building, as well as by the demolition of the buildings on this site as well as of the two annexes of the 593 Laurier Avenue building should be mitigated. Vibration and blasting monitoring, as well as heritage protection measures are recommended. Repair work to the heritage building, including masonry stabilization and repair may be required prior to the demolition of the annexes. Thorough documentation is also recommended both prior to the start of the work, to record existing as-found conditions, as well as throughout the design and construction process, in order to maintain an accurate record of interventions.

Recommendation 4: Consider designation of the building interiors of 593 Laurier Avenue.

While the interior of the building is not included in the current designation, it contains intricate heritage finishes, such as woodwork and wood paneling, ornate fireplaces, cornice mouldings, and wallpaper, that merit consideration for preservation. Especially given the current form of development that disengages the new building from the existing, there is an opportunity to preserve portions of the building interior. It is recommended that extending the designation to include the interiors of the building be considered. In the event that the interior is not designated, the future use of the building and proposed scope should consider preserving these interior finishes and spaces of higher heritage value.

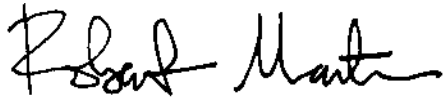
10.0 Conclusion

The overall conclusion of this HIA is based on the Consultant's assessment of the impacts of the proposal on the heritage asset, as defined by the City of Ottawa, as well as from an assessment of the proposal as part of a densifying urban area. The proposed design (provided on June 27th, 2024) is assessed as compatible with the City's Official Plan and the immediate context of the site. The retention of the heritage building and the integration of the new development, which will reinvigorate the streetscape and the historic structure, is to be commended.

With respect to 593 Laurier Avenue building, the proposed demolition of the annexes, 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 character as outlined by the City of Ottawa. The signature heritage building, which is to be retained, will be located next to a larger residential development in such a way that it will continue to contribute positively to the heritage character of the area and the remaining heritage properties of the neighbourhood. Further clarification on the proposed use and scope of restoration and rehabilitation work for the heritage building would be required to further assess the impacts to the heritage character of the building.

The Consultant is of the opinion that the updated architectural design of the development project dated April 29th, 2024, and received June 27th, 2024, has generally addressed concerns related to the distance between the tower and the heritage building from the previous iteration. To further improve and refine the proposal, consideration should be given to the recommendations including in *Section 9.0* of this document, which are primarily related to the refinement of the podium design and clarification of details and scopes of work for the heritage building.

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

A handwritten signature in black ink, reading "Robert Martin". The signature is fluid and cursive, with the first name "Robert" and last name "Martin" clearly distinguishable.

Robert Martin, Architect, Principal, OAA, OAQ, AAPEI, NSAA, FRAIC, CAHP, LEED AP
RMA+SH architects

robert.martin@rma-sh.com

11.0 Bibliography

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11.2 List of People Contacted

People contacted for this HIA include: Dean Michaud from Heritage Investments Ltd., Ryan Koolwine from Project1 Studio, and Ashley Kotarba from the City of Ottawa.

11.3 Conservation Plan

A Conservation Plan, which offers general scope of works per element, based on best conservation practice, was prepared for this project. Refer to *Appendix B – Conservation Plan*.

*Appendix A – 593 Laurier Avenue W -
Heritage Survey and Evaluation Form*

HERITAGE SURVEY AND EVALUATION FORM

DOCUMENT 4

HERITAGE SURVEY AND EVALUATION FORM		Prepared By: Carly Kastner	
		Month/Year: May 2013	
Address	593 Laurier Ave. W	Building name	Alexander Fleck House
Construction date	1902	Original owner	Alexander Fleck Jr.



CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST		
	Yes	No
Design Value	X	
Historical Value	X	
Contextual Value	X	
A property may be designated under Section 29 of the Ontario Heritage Act if it meets one or more of the above criteria. Ontario Regulation 09/06		

Design or Physical Value		
Architecture Is the property a rare, unique, representative, or early example of a style, type, expression, material or construction method?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<p>The Alexander Fleck House was constructed in 1902 in the Queen Anne Revival style which was popular in Canada from the 1880s until about 1910. Many features of the house are characteristic of the style including: the irregular plan, multi-sloped cross-gable roof with decorative brackets and half timbering in the gable ends, tall chimneys, geometric motifs, wooden oriel window, the stone porch with gabled roof and wood columns, as well as the use of multiple materials (brick, roughcast stucco, wood and stone). The varied window shapes (round-headed, segmentally-arched, rectangular) and treatments (stone sills, lintels, voussoirs) are also characteristic of the Queen Anne Revival yet have an added Arts and Crafts element in the original stained glass work.</p> <p>The two-and-one-half storey residence was converted into apartments in the 1940s.</p>		
Craftsmanship/Artistic merit Does the property display a high degree of craftsmanship or artistic merit?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<p>As an example of the Queen Anne Revival style, the Alexander Fleck House illustrates a high degree of craftsmanship in its architectural elements. This includes the intricate brick and stone work, complex roof lines and massing, as well as the decorative stained glass.</p>		
Technical/Scientific merit Does the property demonstrate a high degree of technical or scientific achievement?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Summary <p>The Alexander Fleck House has remained largely unchanged since construction in 1902, retaining many of its original features. It is also an excellent example of the Queen Anne Revival style.</p>		
Sources <p>"593 Laurier Ave W." City of Ottawa Heritage Survey, Central Area West Heritage Study, 1999.</p>		

Historical and Associative Value		
Date of Construction	1902	
Historical Associations Does the property have direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<p>593 Laurier Ave. West is directly associated with Alexander Fleck Jr. who was the proprietor of the Alexander Fleck Limited, Vulcan Iron Works at 426 Wellington St. (currently the Garden of the Provinces). Fleck Jr. took over the general machine shop and foundry from his father Alexander Fleck Sr., a Scottish immigrant who moved his business to Ottawa from Montreal in 1867. The company was involved in many important projects including the Cornwall canal where they installed electric appliances and made all the gates and iron works for the locks. They also supplied the Ottawa Street Railway Company with mechanical parts, car motors and generators, and they held the contract to make all the castings used by the Canadian Atlantic Railway until its amalgamation with the Grand Trunk Railway. They later focused on the manufacturing of machinery for the lumber industry. The Vulcan Iron Works remained in the Fleck family until the 1950s when the Wellington Street property was expropriated by the federal government. Operations were integrated into the Beach Foundry in Hintonburg in 1955 but the Fleck family remained active in the company's management.</p> <p>Alexander Fleck Jr. and his wife lived in the Laurier Ave. (Maria Street until 1904) house until his death in 1923. They had no children. His widow Maude Fleck (nee Booth, first cousin once removed of J.R. Booth) continued to reside there until 1940 when the house was bought by Russell R. McCord, another local Ottawa business man. He converted the house into apartments and it stayed in his family for over 50 years</p> <p>The Flecks were a prominent Ottawa family in both their business and their social connections. Alexander Jr. ran the foundry and his older brother, Andrew Fleck (of 500 Wilbrod), was the Secretary-Treasurer of the Canadian Atlantic Railway for 21 years. Andrew married Gertrude Booth, the eldest daughter of the local lumber magnate J.R. Booth. They were both heavily involved in charity work and Gertrude founded the Ottawa Day Nursery (now Andrew Fleck Child Care Services) in honour of her late husband. Thomas Ahearn, a local electrical innovator, was married to Alexander Jr. and Andrew's sister Liliias and then to the elder sister, Margaret, a few years after Liliias' death.</p>		
Community History Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<p>This part of Uppertown (now generally known as Centretown) was known as Ashburnham Hill beginning in the 1840s, named for Colonel John By's daughter Esther Ashburnham. The area was originally part of By's estate and was developed in the mid to late 19th century as an early upper middle class neighbourhood that featured lumber baron mansions, churches and the Ottawa Ladies College.</p> <p>The Alexander Fleck House and its conversion to apartments contributes to an understanding of the Uppertown community's historical socioeconomic evolution from an originally upper class neighbourhood - distinguished from the working classes of Lowertown - to its change to a more mixed socioeconomic character in the second half of the twentieth century. In 1902 the house,</p>		

located on the west end of Uppertown, was a late addition to the affluent residential community which occurred in the latter half of the nineteenth century.

The conversion of the Alexander Fleck House into apartments in the 1940s exemplifies the trend in the interwar years of the community's move towards middle class housing as evidenced by the many apartment buildings immediately surrounding the property today.

Representative Work

Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community?

YES NO

☐ ☒

The house has been attributed to the well-known Ottawa architect John W. H. Watts due to Watts' work on Andrew Fleck's house at 500 Wilbrod. However, there is no strong evidence to support this theory.

John William Hurrell Watts, an immigrant from Britain, was a designer, artist and civil servant as well as an architect. He produced many drawings and designs for important Canadian projects like the interior fittings and desk surrounding a statue of Queen Elizabeth for the Library of Parliament, the Kent and Saint-Louis gates in Quebec City and the 50-foot 'Civil Service Arch' on Parliament Hill. His work in Ottawa includes St. Matthew's Anglican Church on Bank St., Rideau St. Public School, Adath Jeshurun Synagogue on King Edward Ave., Glebe Presbyterian Church on First Ave. as well as commercial stores and residential homes throughout the city.

Summary

The Alexander Fleck House is associated with Ottawa's Vulcan Iron Works through its second generation of Fleck ownership under Alexander Fleck Jr. and the family is well-known in Ottawa's history. It also represents the evolution of the Uppertown community throughout the nineteenth and twentieth century. This is illustrated through the evolution of the house from a single family residence to its conversion to apartments in the 1940s.

Sources

F.I.P.s: 1888-1901, 1902-1912. Ottawa City Directories: (1902-1940 from record on file only), 1909. "Beach Foundry fonds." National Archives of Canada. 1908-1980. "Business and History – The Alexander Fleck Limited." Western Libraries. "Watts, John William Hurrell." Dictionary of Canadian Biography Online. University of Toronto. 2000. "Watts, John William Hurrell." Biographical Dictionary of Architects in Canada 1800-1950. Robert G. Hill, Architect, FRAIC, Author & Editor. 2009-2013. "McLean & Wright, later McLean & Fleck, Montreal, Que. And Duncan McLean (McLean & co.), Toronto, Ont." In *The Railway Rolling Stock Industry in Canada: A History of 110 Years of Canadian Railway Car Building*. Andrew Merrilees. 1963. "Newsletter." Heritage Ottawa, 16(6). 1989. "Mrs. Andrew Fleck, Beloved Resident, Called By Death." Ottawa Citizen. Thursday June 19, 1941. "A History of Ontario: Its Resources and Development." Alexander Fraser. Volume 2. 1907.

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The conversion of the Alexander Fleck House into apartments in the 1940s exemplifies the trend in the interwar years of the community's move towards middle class housing as evidenced by the many apartment buildings immediately surrounding the property today.

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Appendix B – Conservation Plan

Conservation Plan

Final Submission
September 20th, 2024



Alexander Fleck House Development (593 Laurier Avenue)

Prepared for: Heritage Investments Ltd. and Project1 Studio | RMA+SH 24007

As part of the proposed development of the property at 593 Laurier Avenue, the existing residential heritage building on the site, the *Alexander Fleck House*, will be retained. The building is designated under *Part IV* of the *Ontario Heritage Act (OHA)*. It is noted for being an excellent example of the Queen Anne Style in the city as well as its contribution to the heritage character of the area, acting as a local landmark atop its prominent limestone ridge. Of particular interest are the features which are characteristic of the Queen Anne Style. This includes its complex massing and multi-sloped cross-gable roof with decorative brackets and half timbering in the gable ends, the tall chimneys, the geometric motifs, the wooden oriel window, the stone porch with its gabled roof and wood columns, as well as the use of multiple materials, like brick, wood, and stone. Also of note are the variety of window shapes and treatments, including the Arts and Crafts inspired stained-glass work.

As a building of heritage significance, attention must be given to the conservation of its heritage features. This Conservation Plan addresses the exterior features of the building, providing a general approach and recommendations for their conservation. The interior elements are not covered in this Conservation Plan, as these are not part of the heritage designation. It is understood that the full scope of work for the building has not yet been defined by the Client. This Conservation Plan should only be used as a reference for the possible conservation work required, based on best conservation practice. The approach for each item will need to be confirmed according to the intended scope of work and future use of the building and based on a complete condition assessment.

1.0 Conservation Approach

Overall, for the entire project, the main treatment for the proposed development, as defined in the *Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Edition*, would be considered one of *Rehabilitation*. While the full scope of work and intended use for the heritage building have not yet been determined, the main treatment for exterior of the existing heritage building should be considered one of *Preservation*.

Rehabilitation is defined as ‘the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.’ A 28-storey addition is proposed next to the heritage building. This will require the demolition of the north-west annexes of the Alexander Fleck House. These interventions are considered to have minimal impact on the heritage character of the property.

Preservation should be the main conservation approach for the majority of the exterior heritage attributes for the areas to remain of the existing building. The *Standards and Guidelines* describe *Preservation* as involving ‘protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value.’ As such, most exterior architectural elements and materials of the building should be preserved as well as its general massing and articulation. It should be noted that the interior spaces of the building are not covered in the present Conservation Plan.

Minimum intervention should be adopted as a general approach, aiming to repair *in situ* the existing elements, rather than replacing them. Elements that are deteriorated beyond repair should be replaced in kind or with a compatible alternative. New elements added to the exterior should be physically and visually compatible with the existing. The proposed scope of work and treatment for each element of the exterior facades, where they would be retained, is described in more detail in the following section.

In keeping with the *Standards and Guidelines*, thorough documentation will be required both prior to the start of the work, to record existing, as-found conditions, as well as throughout the design and construction process, in order to maintain an accurate record of intervention. This documentation would

also act as a comprehensive record, should the need arise for reinstatement of certain features or portions of the building in the future.

During all work on site, measures should be taken to ensure the building and its architectural elements are not damaged during both demolition and new construction. Certain elements, notably structural elements, may need to be repaired or consolidated before the commencement of demolition, to ensure the structural integrity of the building's facades throughout construction. Proper protection of the exterior architectural features will need to be implemented prior to demolition and construction to ensure they are not damaged by any work on site.

2.0 Conservation Treatment by Element

A more thorough on-site investigation will be required to assess the existing condition of each element and the specific work required. The following describes general approaches and scope of work for each element of the exterior facades, in keeping with the conservation approach described in the previous section. Refer to attached façade drawings from the previous iteration of the development (December 2020) in concert with this textual description for the location of these elements.

2.1 Massing

The general massing of the building, with its complex and articulated rooflines and projections, should be retained and respected with any addition or intervention. It is recognized that the north-west additions will be removed as part of the proposed development; however, the loss of these elements is expected to have minimal impact on the original building's massing and do not detract from primary heritage character.

2.2 Stone foundation

The exterior foundation wall consists of a rough-faced stone wall protruding approximately one meter above ground. Investigations would be required to determine the exact composition of the wall. The approach for the stone foundation wall should be one of *Preservation*. The existing stone foundation should be repaired as required and maintained. This includes raking and repointing the mortar joints with a compatible (lime based) mortar. Crack and fracture repairs, as well as Dutchmen repairs, may be required, either to repair existing stones, or to repair damages that may occur during construction. If replacement is required, attention will need to be given to identifying the type of stone and sourcing the right replacement. The replacement stone should replicate the rough-face appearance of the original stones and be compatible in colour and physical properties.

Proper sloping and drainage should also be ensured around the base of the stone wall to avoid accelerated deterioration of the stone. The structural stability of the foundation wall should be ensured before demolition of the later annexes. Any major repairs to the stone foundation walls should also be undertaken before demolition.

Through demolition and construction work, attention should also be given to the areas where the annexes will be removed, and repairs to the stone masonry walls may be necessary depending on the condition of the original walls located behind these additions.

2.3 Brickwork

The exterior walls above the foundation are composed of red brick, with decorative brickwork on the south and east façades. Further investigations would be required to determine the exact composition of the exterior brick walls. The approach for the brickwork should be one of *Preservation*. The brickwork should be repaired as required and maintained. This includes repointing with a compatible lime-based mortar and repairing any cracks or fractures where necessary. If replacement of bricks is necessary, care should be taken to source brick of the same size, colour, and composition as the original brick for all replacements, to ensure efficient, inconspicuous repairs. The decorative brickwork should likewise be retained.

The structural stability of the brick masonry walls should be ensured before demolition of the annexing structures. Any major repairs to the exterior brick walls should be undertaken before demolition. Through demolition and construction work, attention should also be given to the areas where the annexes will be removed, and repairs to the masonry walls may be necessary depending on the condition of the original exterior walls located behind these additions. Openings in the brick walls that need to be infilled should be done with a compatible brick and mortar. The continuity of other elements of the building envelope should also be ensured at these locations.

A light cleaning should be performed on the brick at the end of construction, taking care not to use a very aggressive method that would result in more harm to the brick.

2.4 Porch

2.4.1 Stone base

The base of the south porch consists of a stone wall that runs the perimeter of the porch. These low walls consist of rough-faced stone, topped with stone slabs. The porch, along with its elements, should be preserved. As with the stone foundation, the stone base of the porch should be retained, repaired as required and maintained. This includes raking and repointing the mortar joints with a compatible lime-based mortar and repairing any cracks or fractures. Replacement should be done in-kind or with a compatible stone. Proper sloping and drainage should be ensured along the base of the porch to avoid water accumulation and the accelerated deterioration of the stone base.

2.4.2 Wood columns

The roof of the south porch rests on four wood columns, which in turn rest on the above-mentioned stone base. As with all elements of the porch, the approach for these columns should be one of *Preservation*. The structural soundness of the columns should be verified. The columns should be repaired as required using in kind materials and repainted with a compatible paint, as with all the woodwork described in the *Woodwork* section below.

2.4.3 Porch Roofing and Flashing

The porch's roof cladding should be replaced where required, as per the *Cladding* section below. Any possible underlying issues with the porch roof should be addressed. Likewise, all flashing should be replaced where required. New flashing should continue to ensure proper water management at the roof's peaks and valleys, as well as along its connection with the building's masonry walls.

2.5 Woodwork

2.5.1 Decorative Woodwork

The exterior woodwork should be preserved and maintained. This includes the vergeboards at the gable-ends, the wood corbels and brackets, the intricate porch gable end, as well as the bay window's wood cladding and panelling on the east façade.

Where required, the woodwork should be stripped, any damaged element restored and repaired if possible or replaced in kind if beyond repair, and repainted with compatible paint. Rotting or damaged wood should be repaired through dutchmen repairs if possible, or replaced in kind and refinished to match. Proper drainage should be maintained from the roof to prevent the accelerated deterioration of the woodwork.

2.5.2 Half-timbering

The half-timbering at the gable-ends, the shed dormer, and the upper level of the turret should be preserved. Repairs should be done as needed, and the wood elements should be stripped and repainted with as compatible paint, as per above, where required. The intermediary roughcast stucco should likewise be repaired as required.

2.6 Doors

The wood door on the south façade should be preserved and should be repaired as needed and maintained. This includes refinishing the door faces with a compatible finish and replacing the weatherstripping, sealant and sill, as necessary. The sealant around the glass should be touched up or replaced, as necessary. The door hardware should be repaired as needed or replaced with a compatible unit.

2.7 Windows

2.7.1 Basement windows

The basement level windows, which punctuate the stone foundation wall, should be preserved. The wood frames should be repaired as needed and maintained. This includes repairing deterioration and rot with dutchmen repairs if possible, or by replacement in kind of the damaged components. The frames should also be repainted, in accordance with the *Woodwork* section above, where required. Sealant and weatherproofing around the windows and windowpanes should be touched up or replaced as necessary. Proper sloping and drainage should be ensured along the base of the windows, due to their close proximity to grade level, to avoid water accumulation at these locations and the accelerated deterioration of the wood window frames.

2.7.2 Wood windows

The windows consist of wood frames of various sizes and treatments. Many windows also have stained glass panels (see *Stained glass* section below). The approach for the wood windows should be one of *Preservation*. The wood windows should be repaired as needed and maintained. This includes repairing deterioration and rot with dutchmen repairs if possible, or by replacement in kind of the damaged

components. The frames should also be repainted, in accordance with the *Woodwork* section above, where required.

The sealant and weatherproofing around the windows and windowpanes should be touched up or replaced as needed. Damaged or broken glass panes should be replaced in kind.

2.7.3 Aprons and Headers

The stone aprons located at most window openings in the brickwork as well as the stone headers at a few openings on the south elevation should be repaired as needed and maintained. This includes repairing any cracks and deterioration and ensuring an adequate connection and seal with the surrounding brickwork and windows.

Likewise, the brick headers and window surroundings should be repaired as needed, repointed, and maintained.

2.7.4 Stained glass

The stained-glass windows should be preserved and repaired as needed. A qualified specialist should be hired to restore and repair the stained-glass. It is also recommended that the panes be removed and stored, or properly covered and protected, during construction work.

2.7.5 Bay window

The bay window on the east side of the building consists of three wood-framed windows, surrounded by painted wood cladding and trimming. The bay window should be preserved and repaired. Deterioration should be repaired with dutchmen repairs or by replacement in kind of the damaged components if beyond repair. Further investigations should be conducted to ensure that there are no underlying damages and that the bay window remains structurally sound. The wood frames and surrounding woodwork and cladding should be repainted, as per the *Woodwork* section above, where required.

2.7.6 Dormer windows

The dormer windows should be preserved and repaired as required. Deterioration or rot of the wood frame should be repaired with dutchmen repairs or the affected components should be replaced in kind. The wood frames should also be repainted, as per the *Woodwork* section above, where required.

2.8 Roof

2.8.1 Cladding

Where required, the cladding on the main roof and porch roof should be replaced. Concurrently, any possible underlying issues with the roof should be addressed. The new roofing should be compatible with the heritage character of the building in colour, material, dimension, and pattern.

2.8.2 Flashing

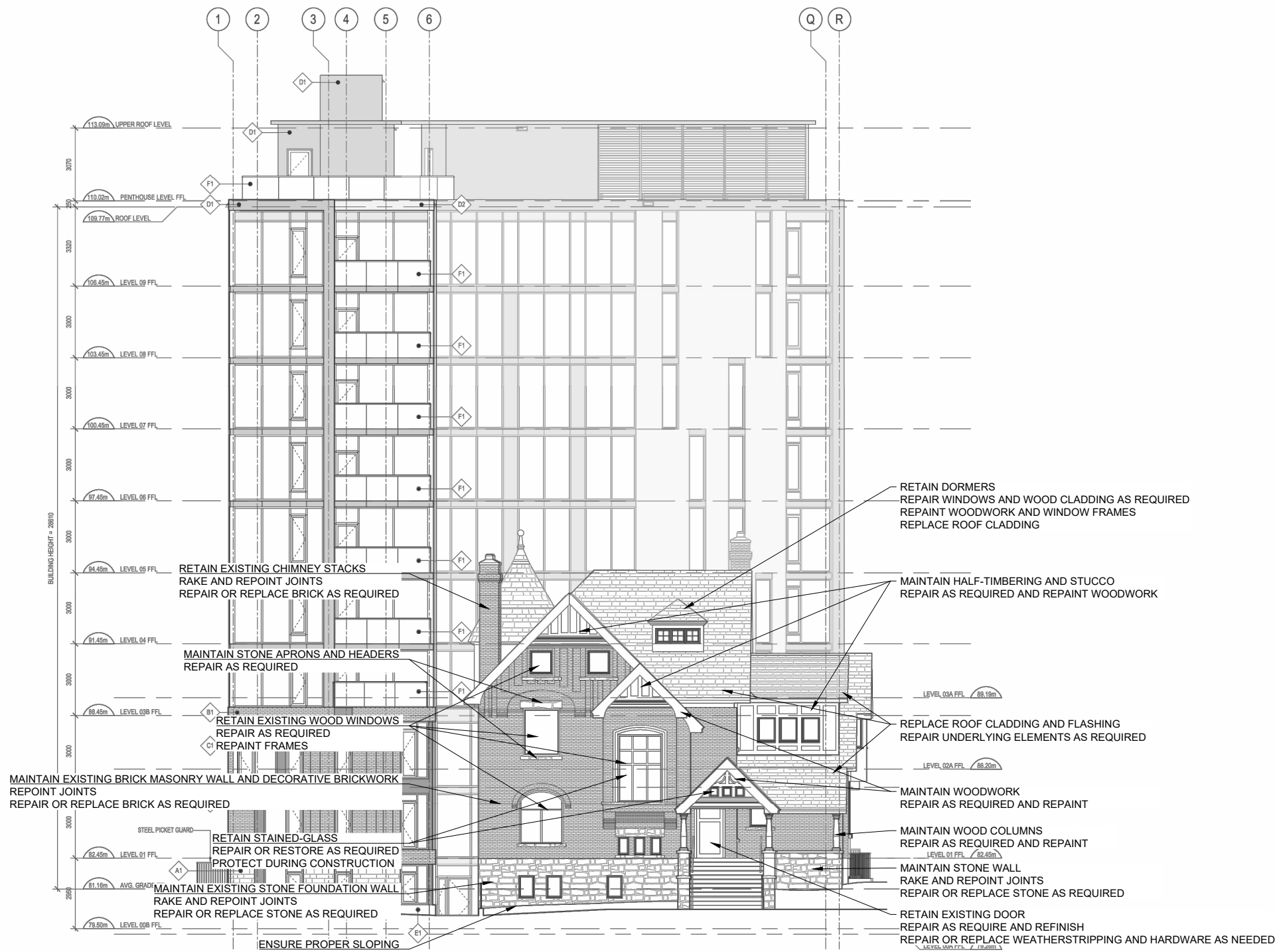
Along with the replacement of the roof, where required, the flashings should be replaced with a compatible material. Attention should be given to ensure proper water management on the roof, notably at the junctions and valleys between different roof slopes. Additionally, water diverters (crickets) should be maintained at the junction of the roof with the chimneys as well as with the masonry walls to ensure proper water diversion away from these surfaces.

2.8.3 Chimneys

The three tall brick chimneys, with their decorative chimney pots, should be preserved. These should be repaired as needed and maintained. The structural stability of the chimneys should be ensured before demolition begins. The brickwork should be repointed as necessary with a compatible mortar and any cracks or fractures should be repaired.

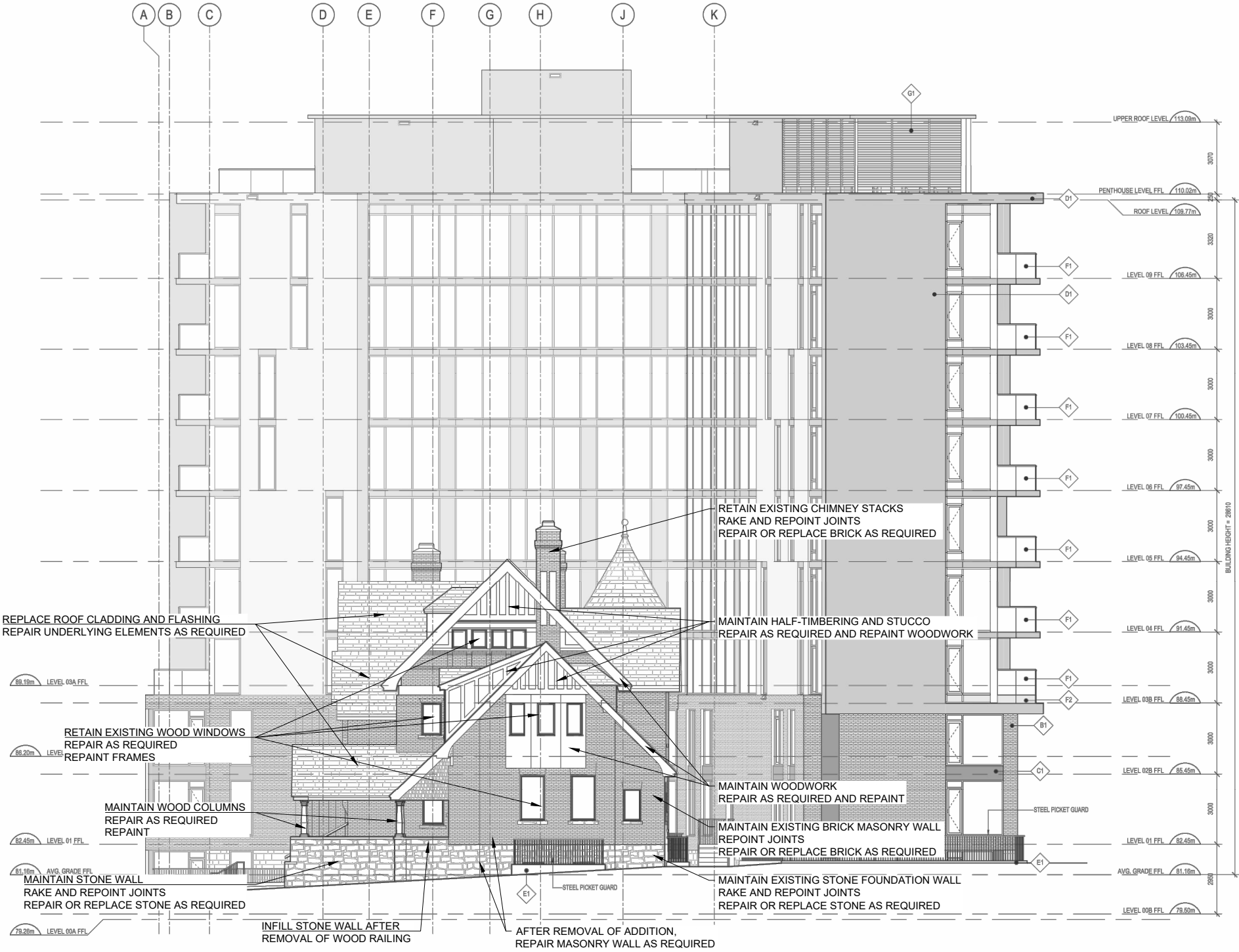
2.8.4 Dormers

The approach for the dormers should be one of *Preservation*. The dormers should be repaired as needed and maintained. This includes replacing the roof shingles as part of the roof replacement mentioned in the *Cladding* section above, repairing and repainting the wood cladding as per the *Woodwork* section, repairing the windows as per the *Windows* section, and addressing leakage issues if they arise.



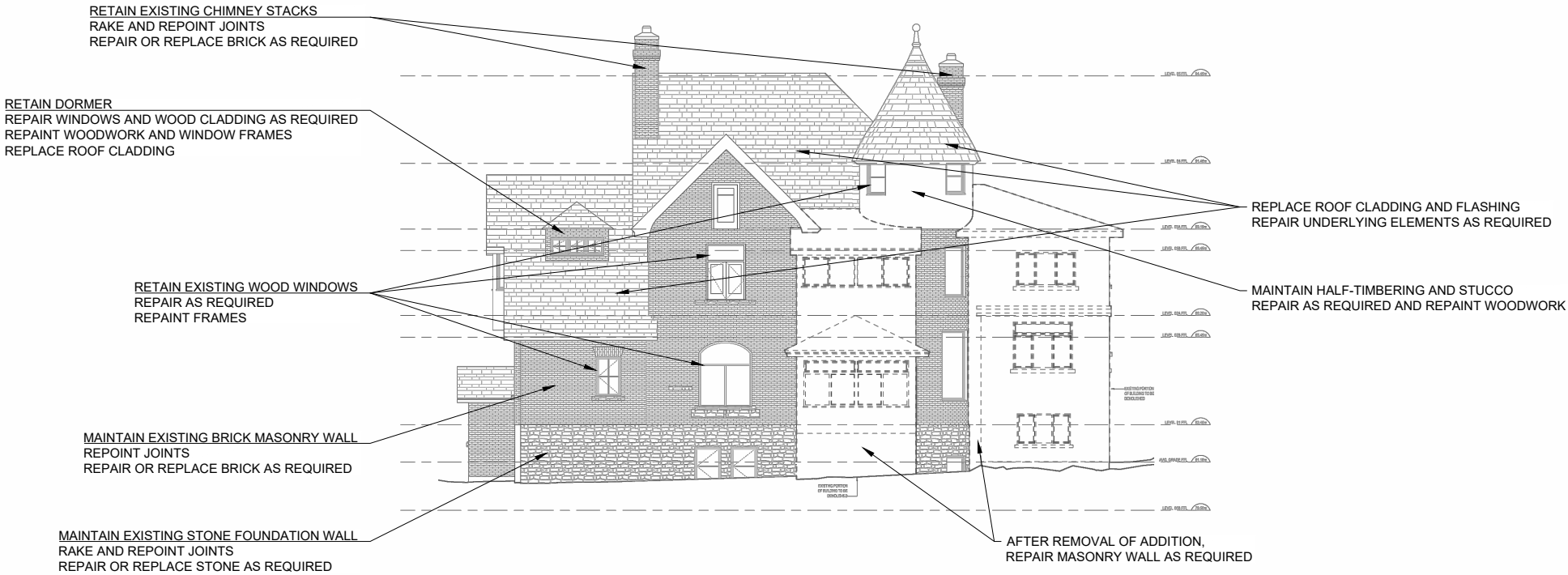
SOUTH ELEVATION

***Base drawing supplied by Project1 Studio**



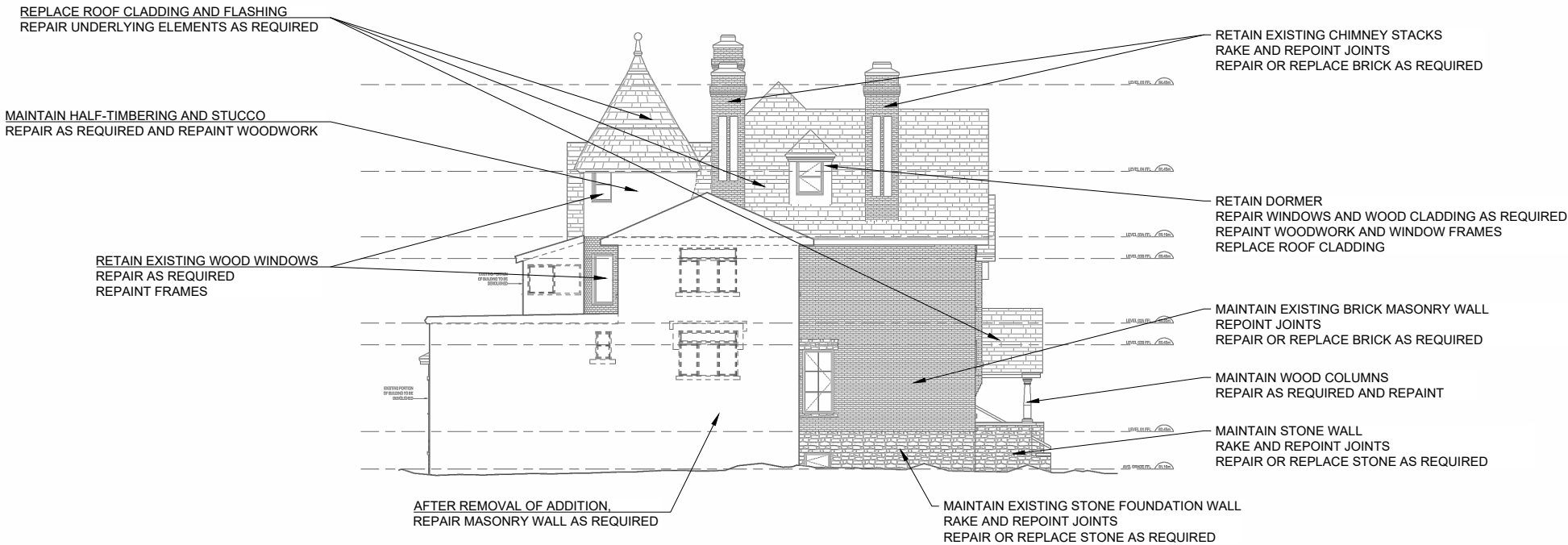
EAST ELEVATION

*Base drawing supplied by Project1 Studio



NORTH ELEVATION

*Base drawing supplied by Project1 Studio

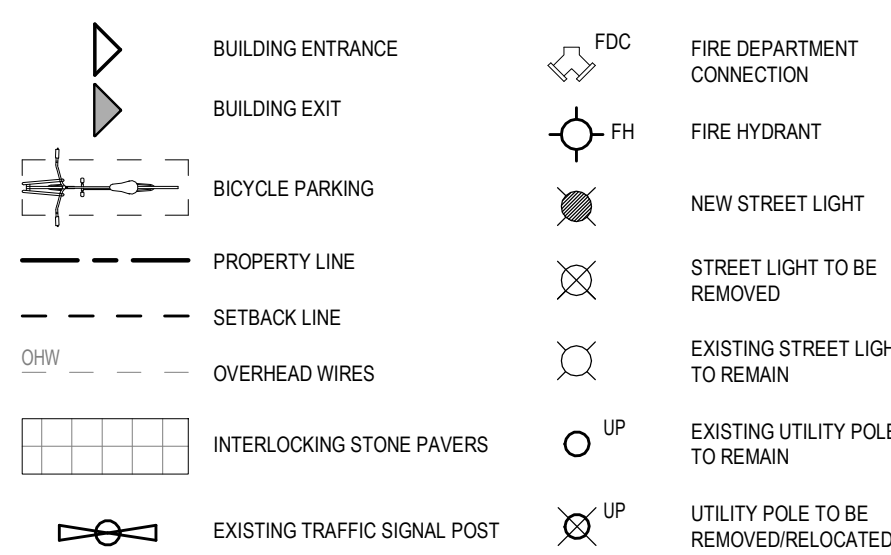


WEST ELEVATION

*Base drawing supplied by Project1 Studio

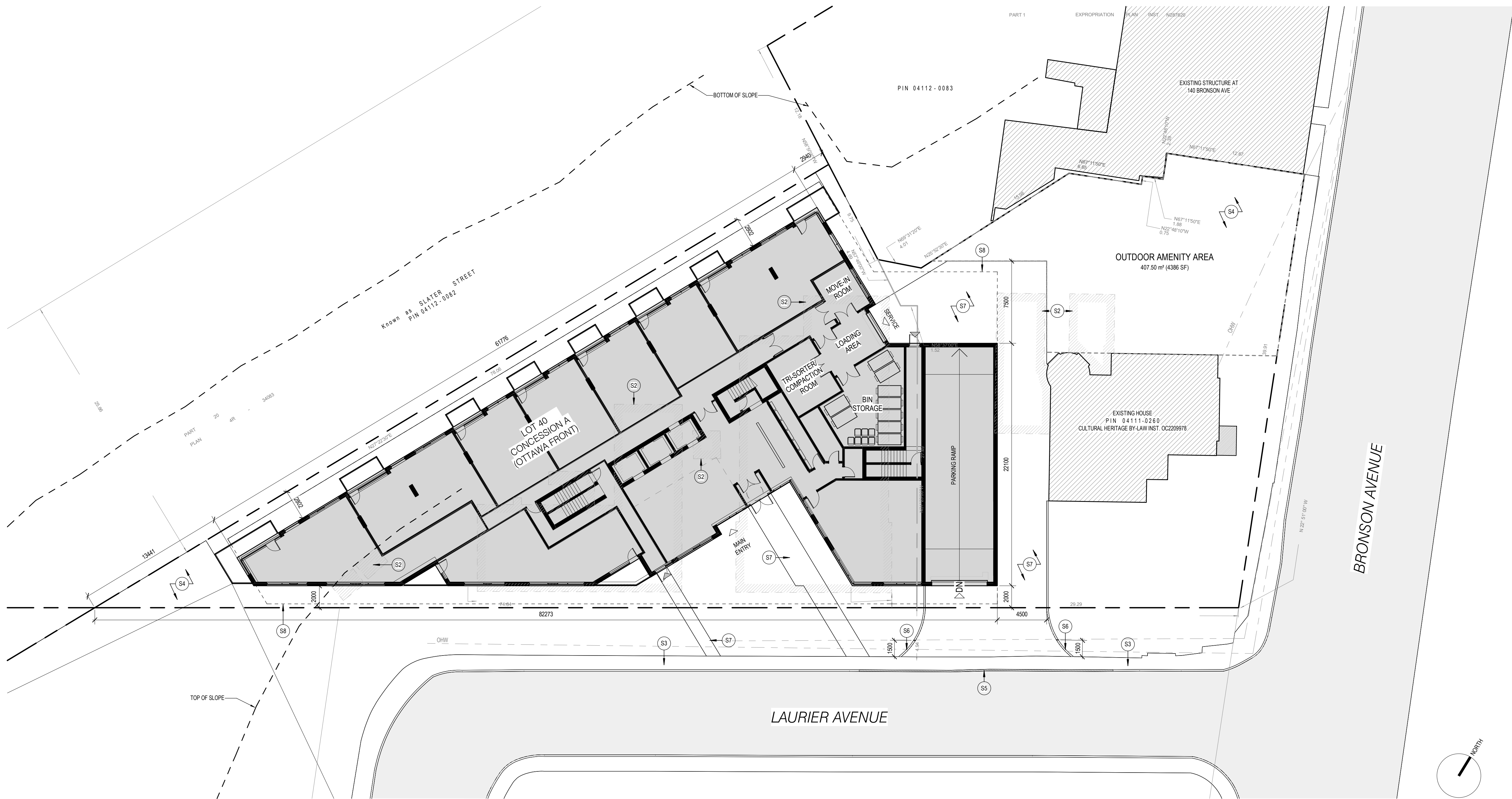
*Appendix C – Design Package from
Project 1 Studio*

SITE PLAN SYMBOLS LEGEND



2 LOCATION PLAN
SCALE: NTS

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PLAN OF SURVEY OF
PART OF LOT 40
CONCESSION A (OTTAWA FRONT)
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

SURVEY INFO
SCALE: 1 : 100

SITE PLAN NOTES

- S2 EXISTING STRUCTURE TO BE DEMOLISHED
- S3 CONCRETE SIDEWALK
- S4 SOFT LANDSCAPING
- S5 DEPRESSED CURB
- S6 CURB TRANSITION
- S7 HARD LANDSCAPING
- S8 LINE OF UNDERGROUND STRUCTURE BELOW

OWNER
XX

ARCHITECT
PROJECT1 STUDIO
260 ST. PATRICK ST, SUITE 300
OTTAWA, ON, K1N 5K5

PLANNER
XXX

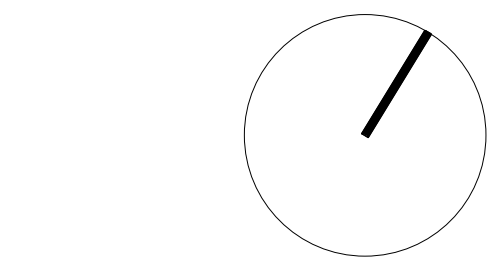
CIVIL ENGINEER
XXX

LANDSCAPE ARCHITECT
XXX

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON, K2E 7S6

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SITE PLAN

SP-01

1 SITE PLAN
SCALE: 1 : 200

UNIT COUNT																														
NAME	TOTAL COUNT	PERCENTAGE	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	LVL 07	LVL 08	LVL 09	LVL 10	LVL 11	LVL 12	LVL 13	LVL 14	LVL 15	LVL 16	LVL 17	LVL 18	LVL 19	LVL 20	LVL 21	LVL 22	LVL 23	LVL 24	LVL 25	LVL 26	LVL 27	LVL 28
1-BED	189	57%	4	7	7	7	7	7	3	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
1-BED + DEN	8	2%	0	2	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2-BED	97	29%	1	6	6	6	6	6	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
2-BED + DEN	8	2%	3	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3-BED	21	6%	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
STUDIO	8	2%	0	1	1	1	1	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	331	100%	8	17	17	17	16	16	9	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11

PARKING SCH. (VEHICLE)

LEVEL	COUNT
LEVEL P1	33
LEVEL P2	29
LEVEL P3	32
TOTAL	94

PARKING SCH. (BICYCLE)

LEVEL	COUNT
LEVEL P2	302
TOTAL	302

AMENITY SCH. (COMMUNAL)

LEVEL	NAME	AREA	AREA (SF)
LEVEL 1	OUTDOOR AMENITY AREA	407.50 m ²	4395 SF
LEVEL 1	LVL 1 AMENITY ROOM	78.87 m ²	849 SF
LEVEL 1	W.C. (AMENITY)	9.44 m ²	102 SF
LEVEL 1	AMENITY AREA	49.20 m ²	530 SF
LEVEL 7	LVL 7 AMENITY ROOM	131.19 m ²	1412 SF
LEVEL 7	LVL 7 AMENITY TERRACE	282.41 m ²	3025 SF
TOTAL		938.62 m ²	10103 SF

AMENITY SCH. (PRIVATE)

LEVEL	AREA	AREA (SF)
LEVEL 1	39.10 m ²	421 SF
LEVEL 2	74.14 m ²	798 SF
LEVEL 3	74.14 m ²	798 SF
LEVEL 4	74.14 m ²	798 SF
LEVEL 5	84.76 m ²	912 SF
LEVEL 6	84.76 m ²	912 SF
LEVEL 7	79.26 m ²	853 SF
LEVEL 8	27.99 m ²	301 SF
LEVEL 9	29.01 m ²	312 SF
LEVEL 10	29.80 m ²	321 SF
LEVEL 11	29.01 m ²	312 SF
LEVEL 12	29.80 m ²	321 SF
LEVEL 13	29.01 m ²	312 SF
LEVEL 14	29.80 m ²	321 SF
LEVEL 15	29.01 m ²	312 SF
LEVEL 16	29.80 m ²	321 SF
LEVEL 17	29.01 m ²	312 SF
LEVEL 18	29.80 m ²	321 SF
LEVEL 19	29.01 m ²	312 SF
LEVEL 20	29.80 m ²	321 SF
LEVEL 21	29.01 m ²	312 SF
LEVEL 22	29.80 m ²	321 SF
LEVEL 23	29.01 m ²	312 SF
LEVEL 24	29.80 m ²	321 SF
LEVEL 25	29.01 m ²	312 SF
LEVEL 26	29.80 m ²	321 SF
LEVEL 27	29.01 m ²	312 SF
LEVEL 28	29.80 m ²	321 SF
TOTAL	1126.43 m ²	12125 SF

Site Statistics		
Current Zoning Designation:	R5Q [2083] S429 - Residential Fifth Density Zone	
Lot Width:	104.3m	
Total Lot Area:	2850.9m²	
Average Existing Grade:	TBD	
Gross Floor Area:	XX.Xm²	
Building Area	XX.Xm²	
Floor Space Index:	X.XX	
Proposed Development - 28 Storey High-Rise Apartment Building		
No. of units	331 Units	
Zoning Mechanism	Required	Provided
Minimum Lot Width	18m	104.3m
Table 164A (V)		
Minimum Lot Area	540m²	2850.9m²
Table 164A (VI)		
Min. Front Yard Setback	3m	2m
Table 164A (VIII)		
Min. Corner Side Yard Setback	3m	-
Table 164A (IX)		
Min. Interior Side Yard Setback	7.5m	-
Table 164A (X)		
Min. Rear Yard Setback	???	-
Table 164A (X)		
Maximum Building Height	???	X.Xm
Table 164A (VII)		
Parking Space Rates	144 Spaces 0 spaces for the first 12 units - Section 101(3) 0.5 spaces / unit for 319 units - Table 101(R12)(f) - 10% Section 101(6)	XX Spaces
101 (Sch. 1A - Area X)		
Minimum Visitor Parking Rates	32 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces / unit for 319 units - Table 102	XX Spaces
102 (Sch. 1A - Area X)		
Bicycle Parking Rates	166 Spaces 0.5 spaces / unit for 331 units [11A)(b)(i)]	XX Spaces
Table 111A (Sch. 1 - Area B)		
Total Amenity Area	1986m² 6m² / unit for 331 units	2065m²
Table 137(4)(i)		
Communal Amenity Area	950m² Min. 50% of Total Amenity Area	939m²
Table 137(4)(ii)		

2 SITE & PROJECT STATISTICS

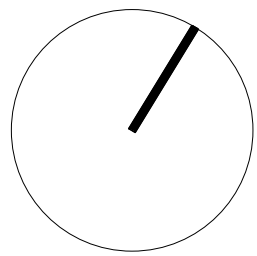
SP-02 SCALE: 1 : 1

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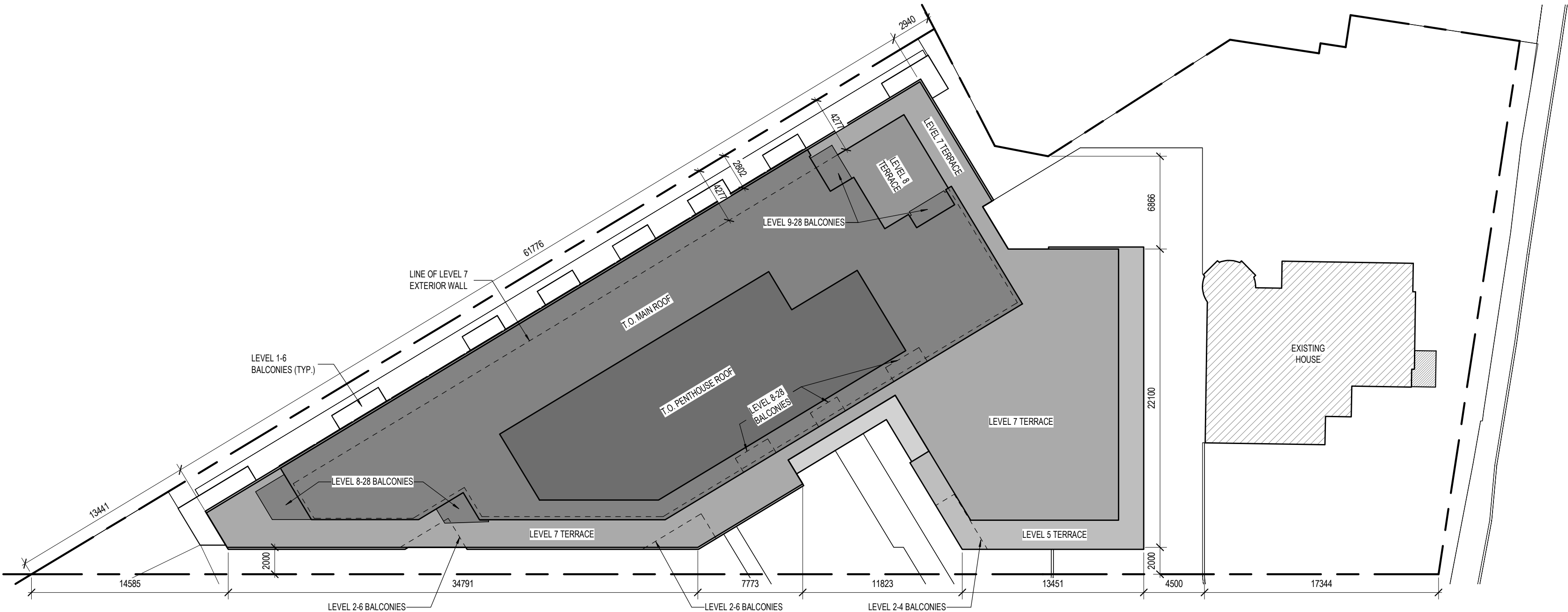
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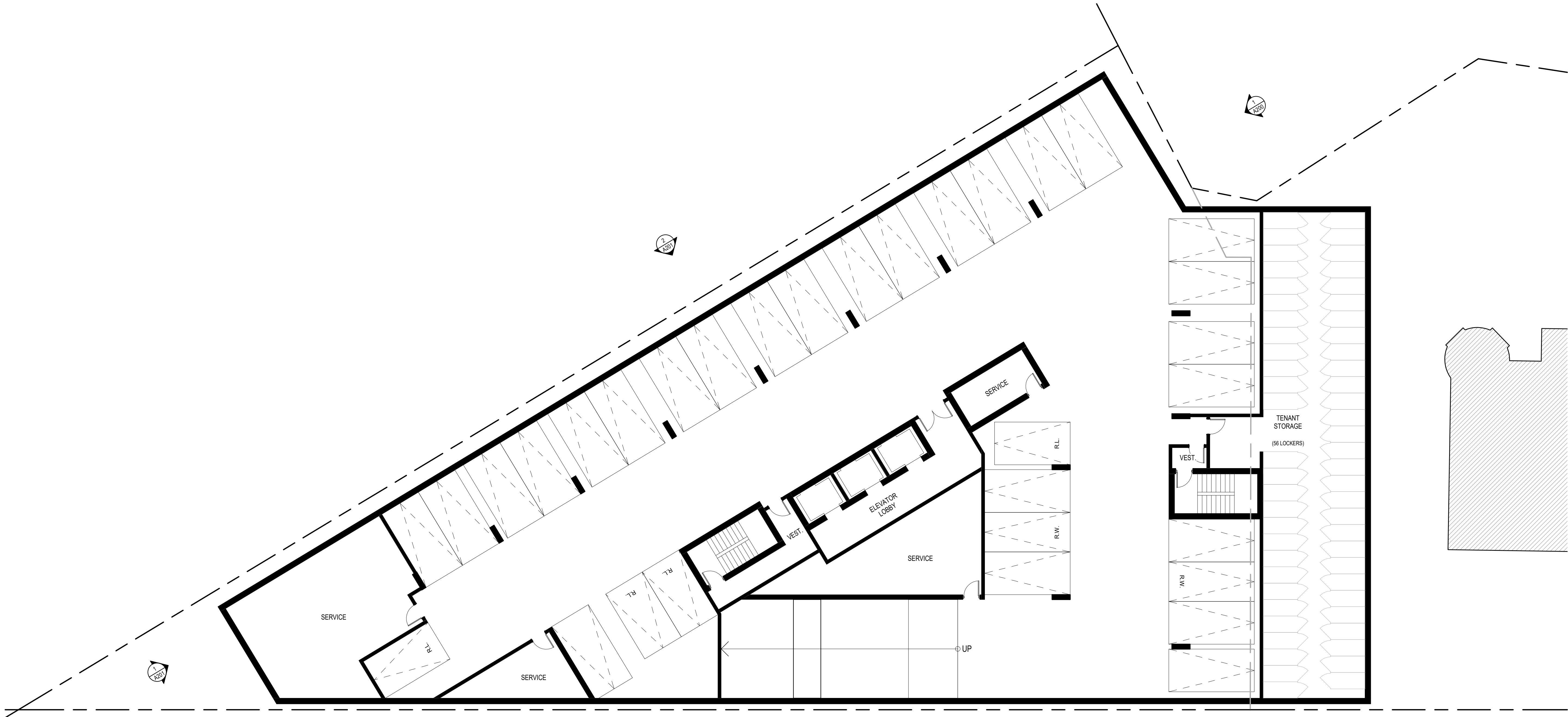
PROJ	SCALE	DRAWN	REVIEWED
2318	NOTED	BH	JH

PROJECT STATISTICS AND
ZONING INFORMATION

SP-02



1 SITE SETBACK PLAN
SP-02 SCALE: 1 : 250



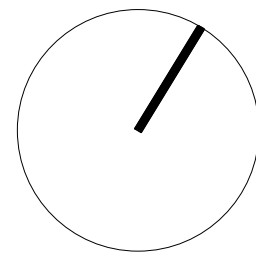
2 FLOOR PLAN - LEVEL P3
A100a SCALE: 1 : 125

FLOOR/ROOF PLAN NOTES
P1 GLASS JULIETTE BALCONIES ON WEST
ELEVATION TYPICAL

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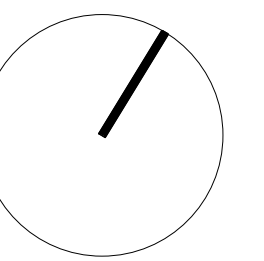
FLOOR PLAN LEVEL P3

A100a

P1 GLASS JULIETTE BALCONIES ON WEST
ELEVATION, TYPICAL

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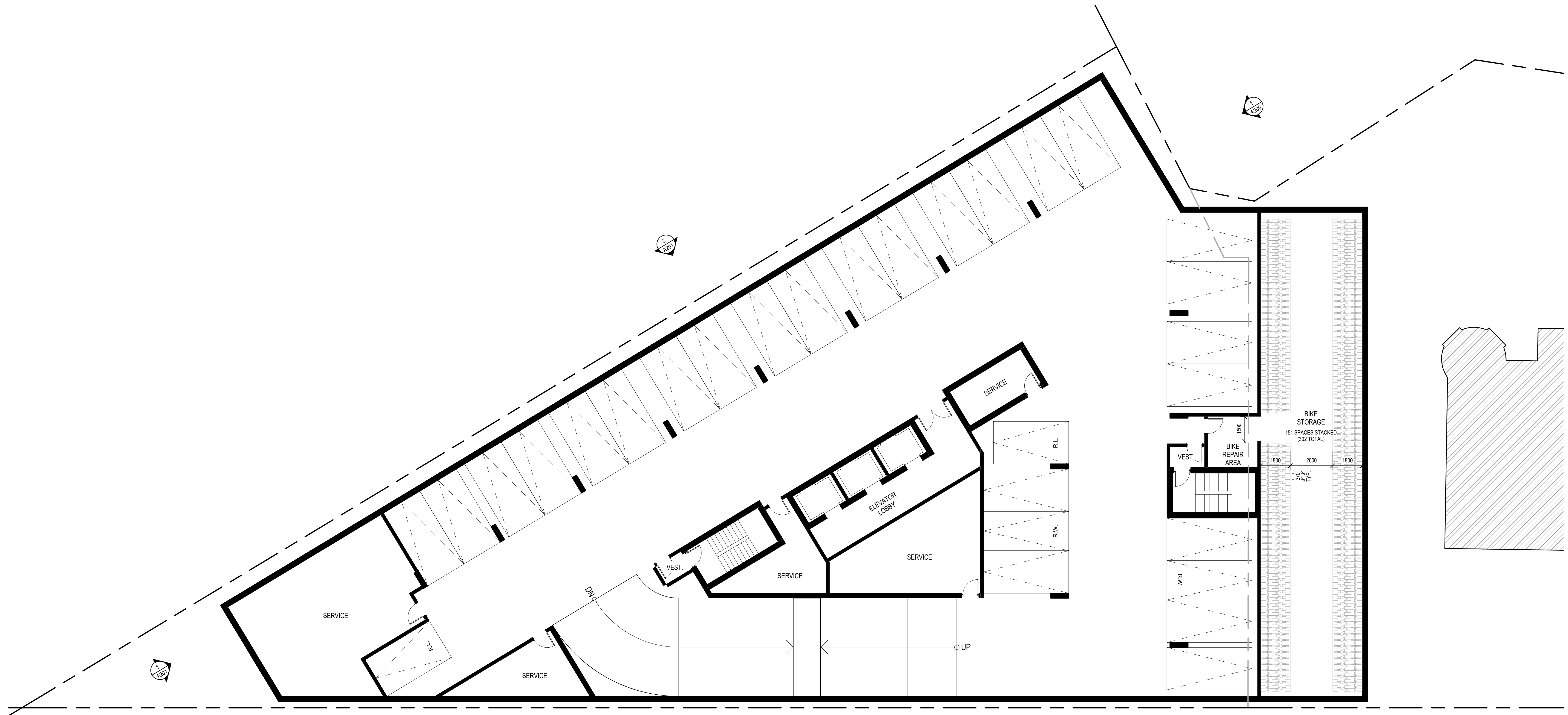
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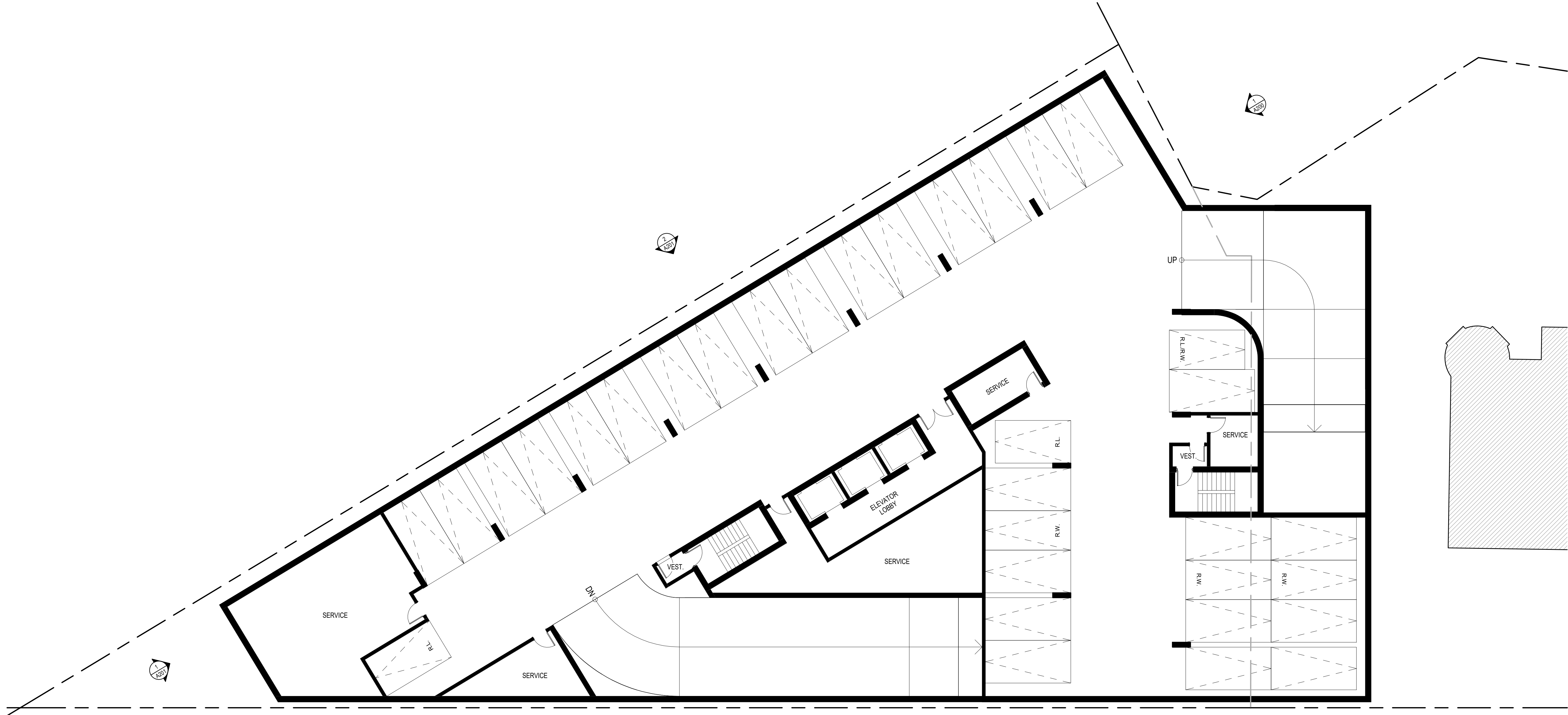
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A100b



1 FLOOR PLAN - LEVEL P2
A100b SCALE: 1 : 125

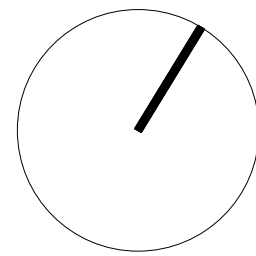


FLOOR/ROOF PLAN NOTES
P1 GLASS JULIETTE BALCONIES ON WEST
ELEVATION TYPICAL

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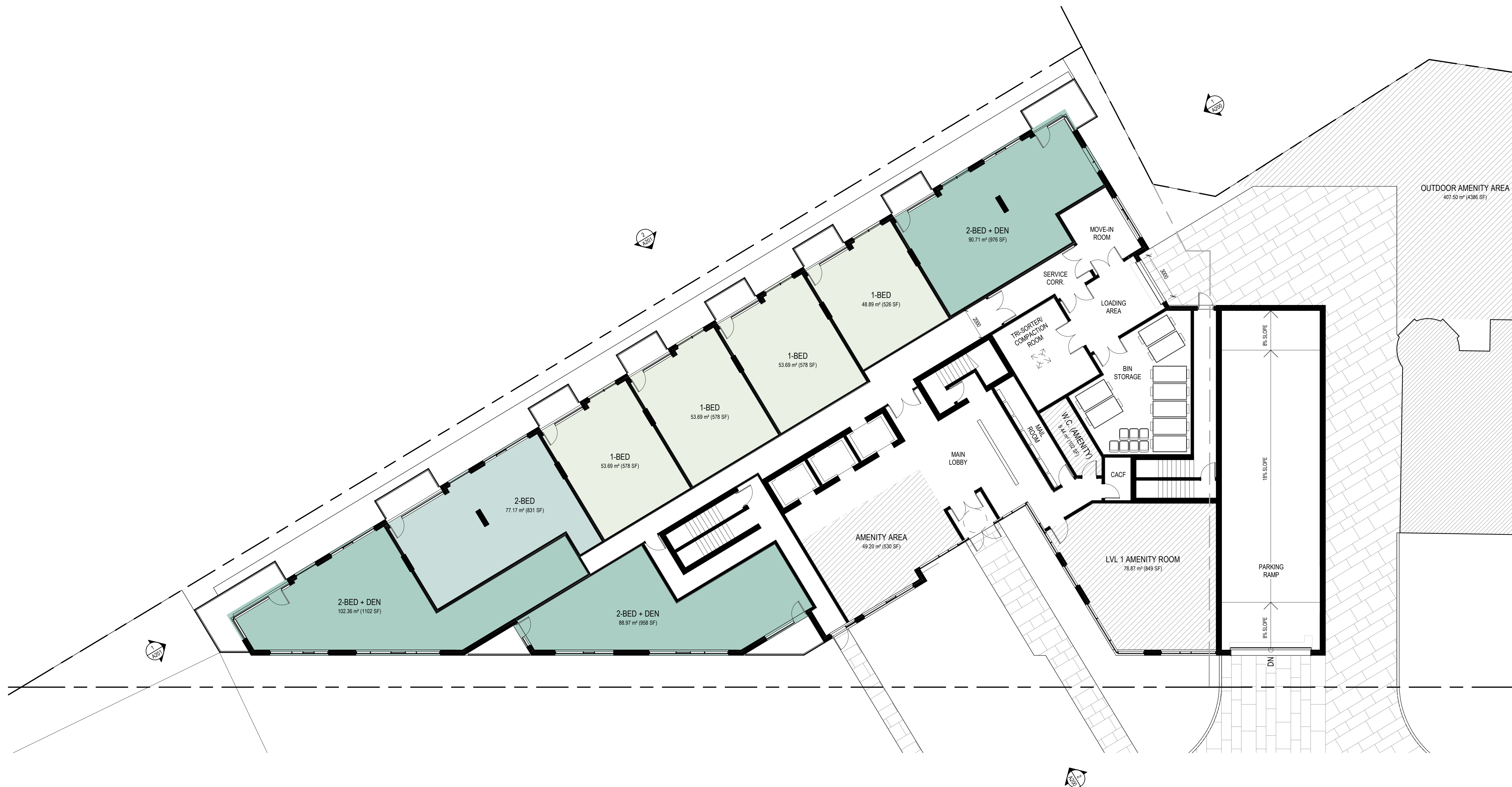
FLOOR PLAN LEVEL P1

A100c

P1 GLASS JULIETTE BALCONIES ON WEST
ELEVATION, TYPICAL

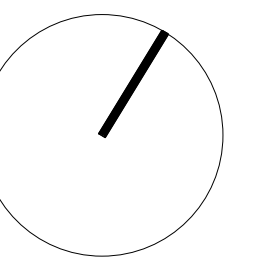
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FLOOR PLAN LEVEL 1

A101

1 FLOOR PLAN - LEVEL 1
A101 SCALE: 1 : 125

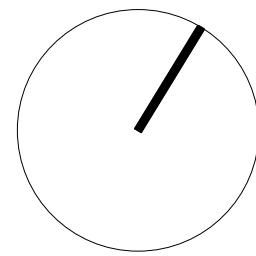
FLOOR/ROOF PLAN NOTES
P1 GLASS JULIETTE BALCONIES ON WEST
ELEVATION TYPICAL

- GENERAL ARCHITECTURAL NOTES:
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PROJ	SCALE	DRAWN	REVIEWED
2318	NOTED	BH	JH

FLOOR PLAN LEVEL 2 - 4

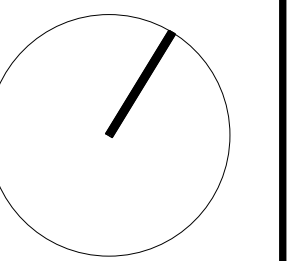
A102

P1 GLASS JULIETTE BALCONIES ON WEST
ELEVATION, TYPICAL

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2318	NOTED	BH	JH

FLOOR PLAN LEVEL 5 - 6

A103

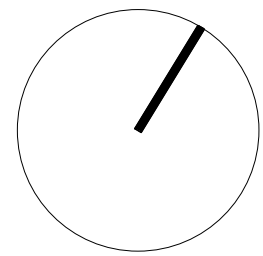
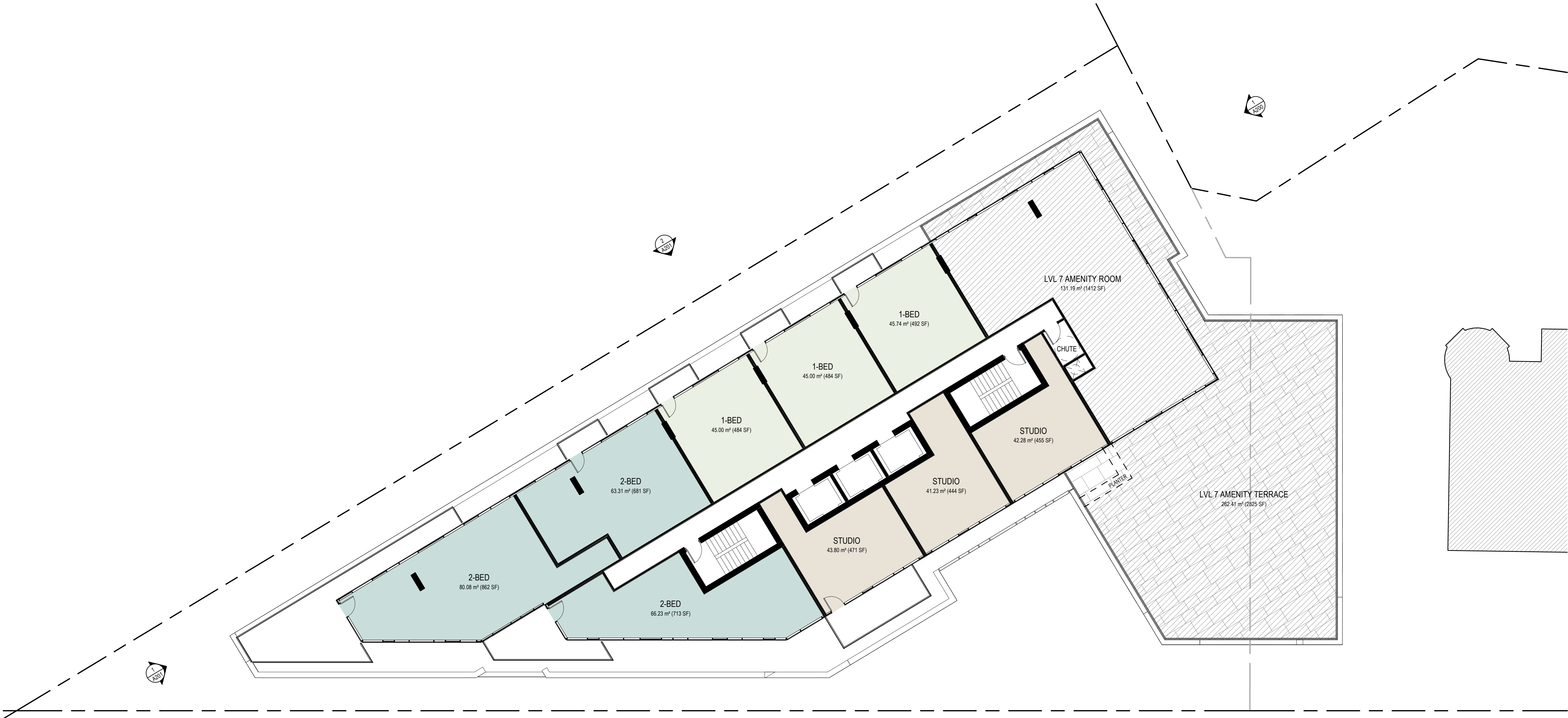


1 FLOOR PLAN - LEVEL 5 - 6
A103 SCALE: 1 : 125

FLOOR/ROOF PLAN NOTES

P1 GLASS JULIETTE BALCONIES ON WEST ELEVATION TYPICAL

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2318	NOTED	BH	JH

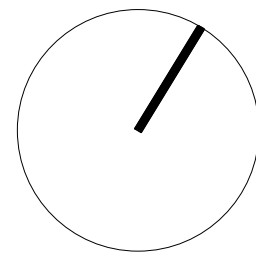
FLOOR PLAN LEVEL 7



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FLOOR PLAN LEVEL 8

FLOOR/ROOF PLAN NOTES
P1 GLASS JULIETTE BALCONIES ON WEST
ELEVATION TYPICAL

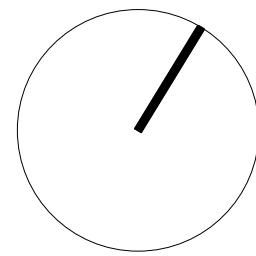
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TOWER FLOOR PLATE AREA:
WITHOUT BALCONIES: 734m²
WITH BALCONIES: 764m²

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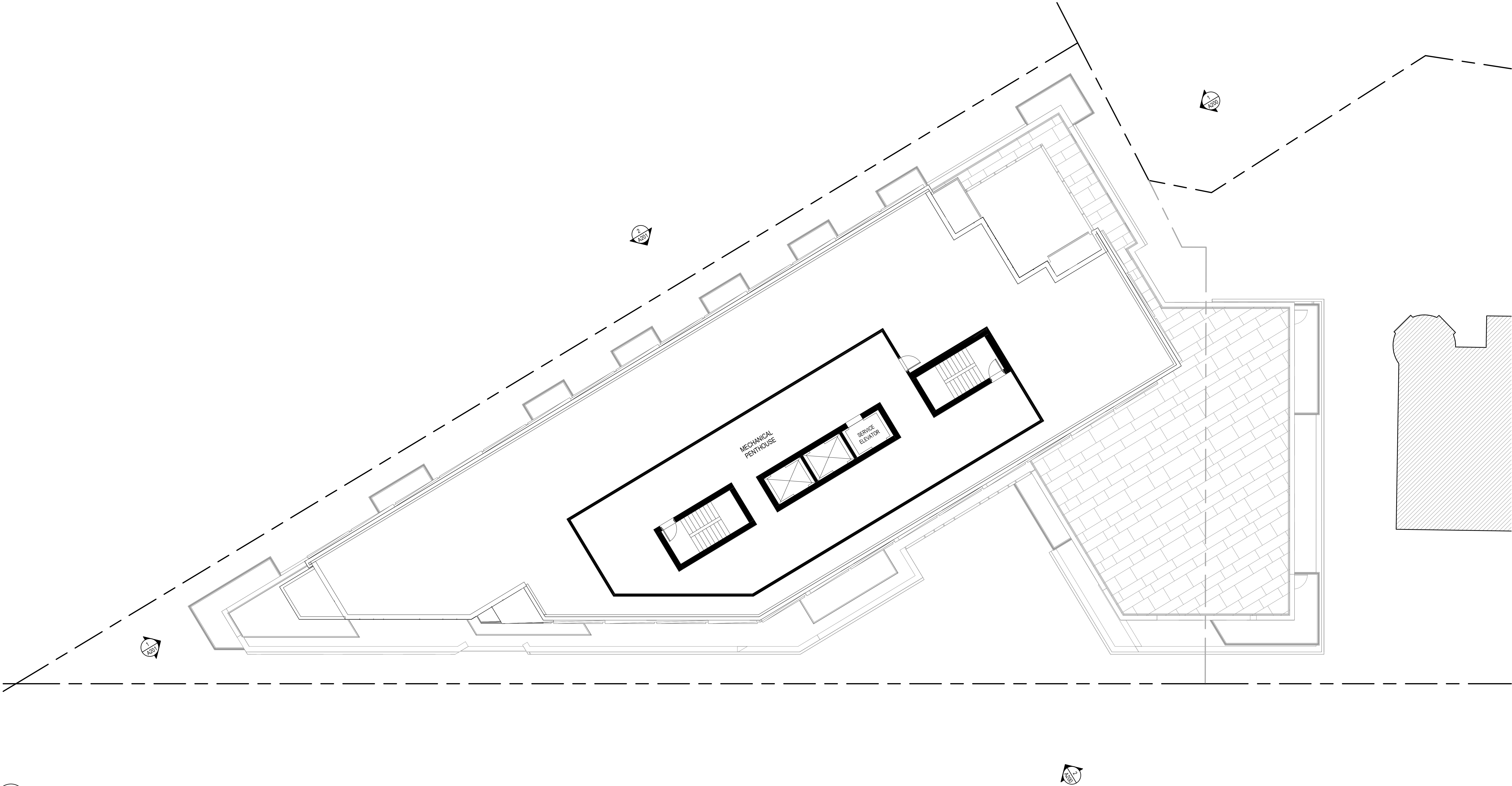
PROJ	SCALE	DRAWN	REVIEWED
2318	NOTED	BH	JH

FLOOR PLAN LEVEL 9-28

A106

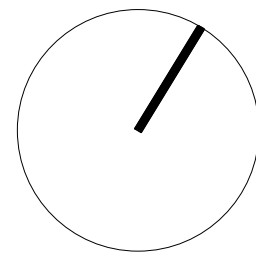
FLOOR/ROOF PLAN NOTES
P1 GLASS JULIETTE BALCONIES ON WEST
ELEVATION TYPICAL

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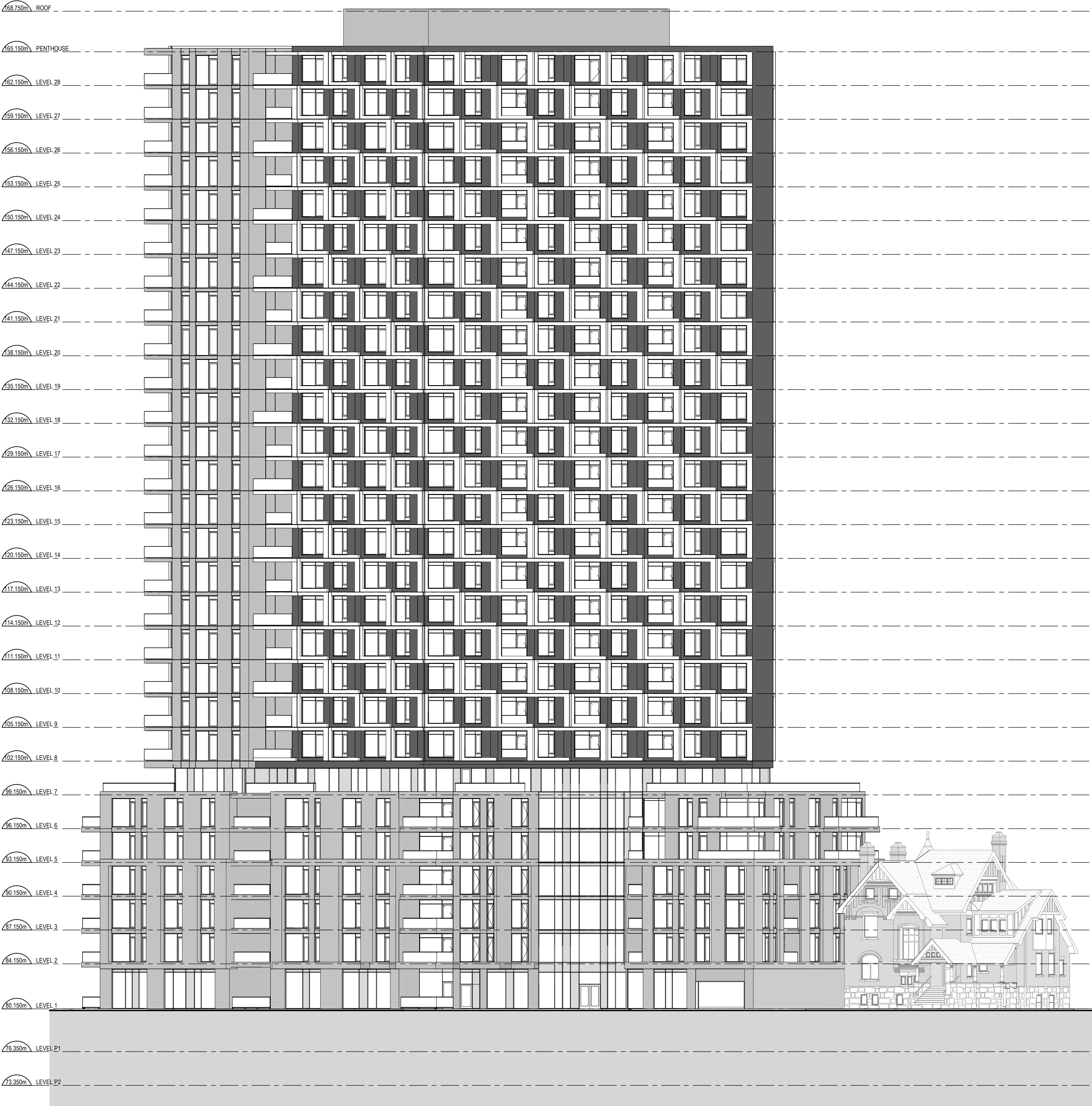
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2318	NOTED	BH	JH

FLOOR PLAN - PENTHOUSE
LEVEL

A107



168.750m ROOF

165.150m PENTHOUSE

162.150m LEVEL 28

159.150m LEVEL 27

156.150m LEVEL 26

153.150m LEVEL 25

150.150m LEVEL 24

147.150m LEVEL 23

144.150m LEVEL 22

141.150m LEVEL 21

138.150m LEVEL 20

135.150m LEVEL 19

132.150m LEVEL 18

129.150m LEVEL 17

126.150m LEVEL 16

123.150m LEVEL 15

120.150m LEVEL 14

117.150m LEVEL 13

114.150m LEVEL 12

111.150m LEVEL 11

108.150m LEVEL 10

105.150m LEVEL 9

102.150m LEVEL 8

99.150m LEVEL 7

96.150m LEVEL 6

93.150m LEVEL 5

90.150m LEVEL 4

87.150m LEVEL 3

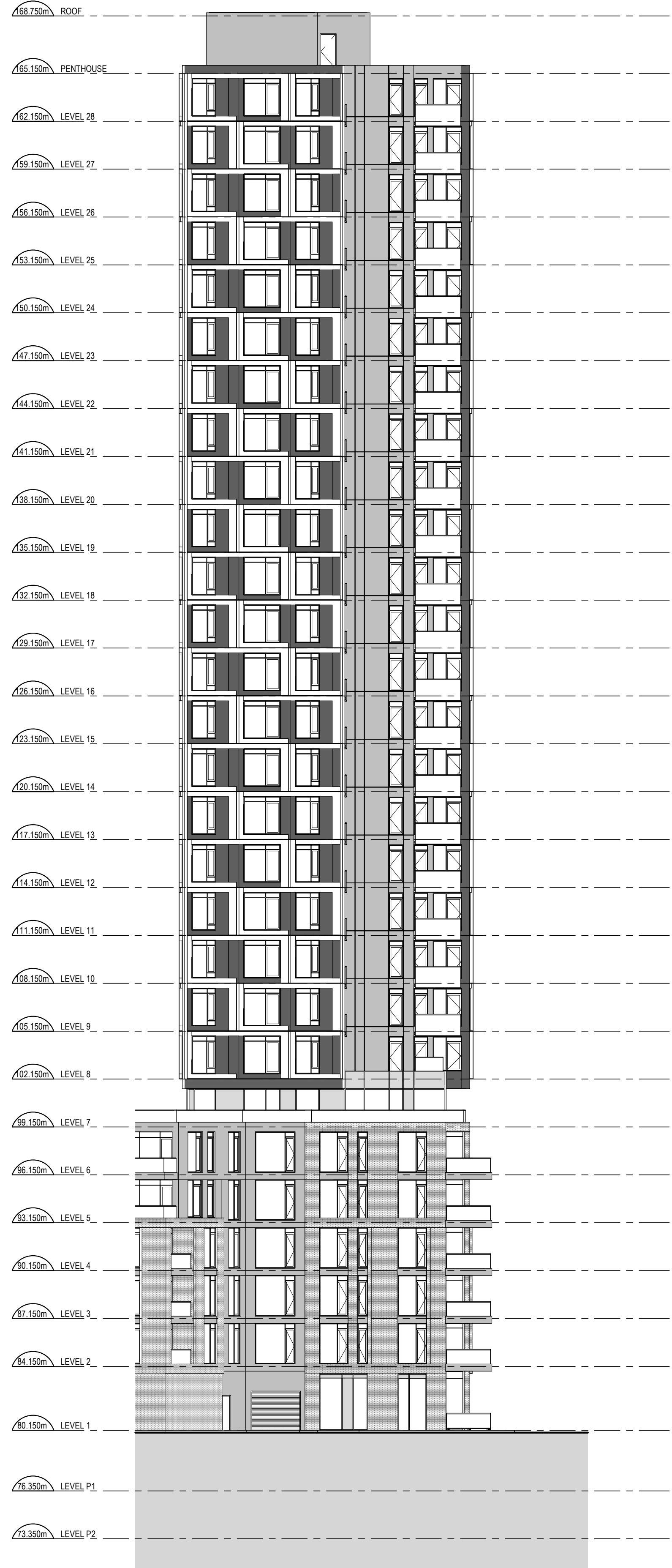
84.150m LEVEL 2

80.150m LEVEL 1

76.350m LEVEL P1

73.350m LEVEL P2

2 EAST ELEVATION
A200 SCALE: 1 : 200



168.750m ROOF

165.150m PENTHOUSE

162.150m LEVEL 28

159.150m LEVEL 27

156.150m LEVEL 26

153.150m LEVEL 25

150.150m LEVEL 24

147.150m LEVEL 23

144.150m LEVEL 22

141.150m LEVEL 21

138.150m LEVEL 20

135.150m LEVEL 19

132.150m LEVEL 18

129.150m LEVEL 17

126.150m LEVEL 16

123.150m LEVEL 15

120.150m LEVEL 14

117.150m LEVEL 13

114.150m LEVEL 12

111.150m LEVEL 11

108.150m LEVEL 10

105.150m LEVEL 9

102.150m LEVEL 8

99.150m LEVEL 7

96.150m LEVEL 6

93.150m LEVEL 5

90.150m LEVEL 4

87.150m LEVEL 3

84.150m LEVEL 2

80.150m LEVEL 1

76.350m LEVEL P1

73.350m LEVEL P2

1 NORTH ELEVATION
A200 SCALE: 1 : 200

CLADDING LEGEND:		
	AL-1	ALUMINUM COMPOSITE PANEL DARK GREY
	BR-1	RED/BROWN BRICK
	PR-1	PRECAST CONCRETE DARK GREY
	PR-2	PRECAST CONCRETE NATURAL FINISH
	GL-1	ALUMINUM AND GLASS RAILING
	SP-1	SPANDREL PANEL (DARK)

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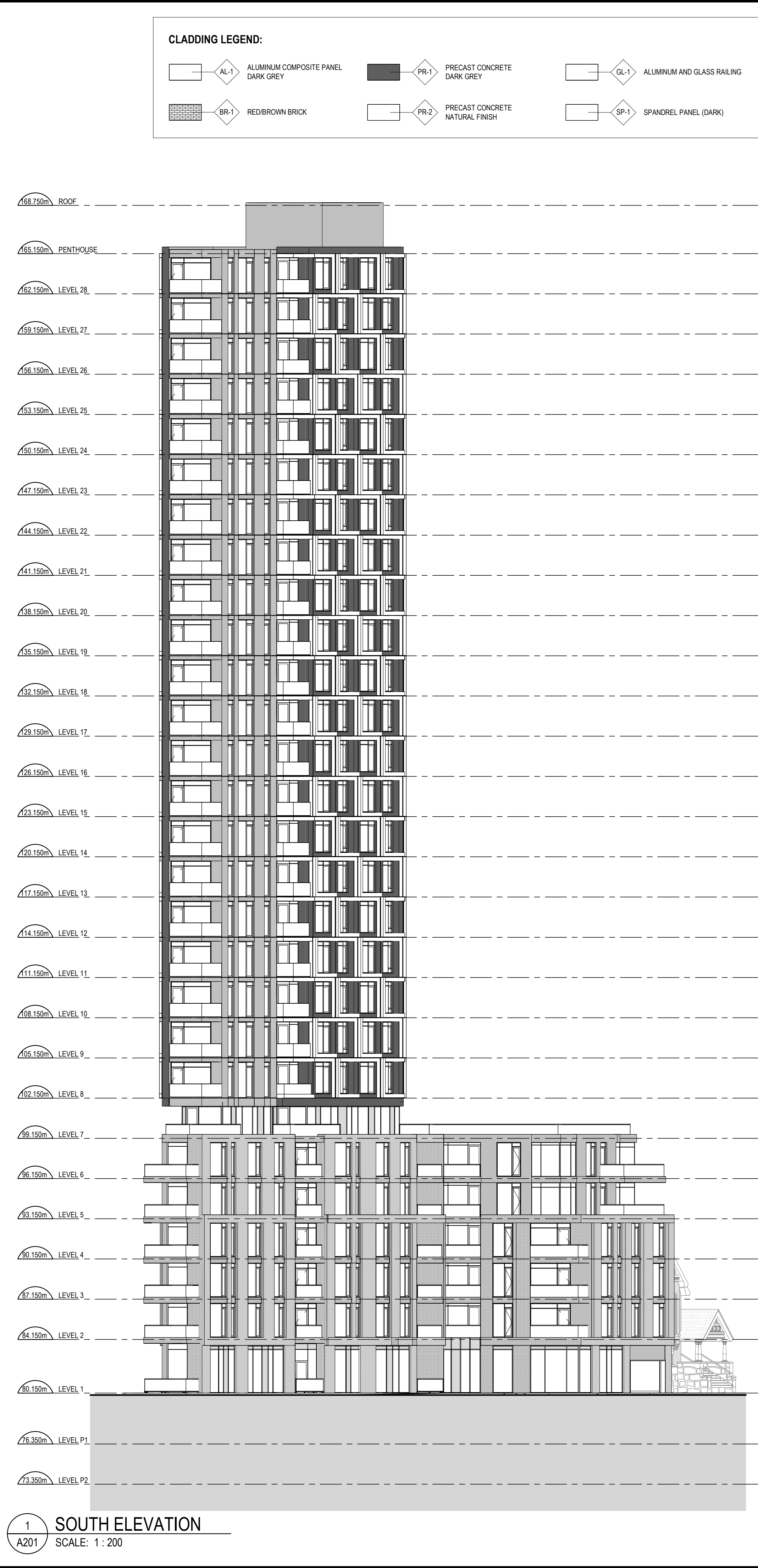
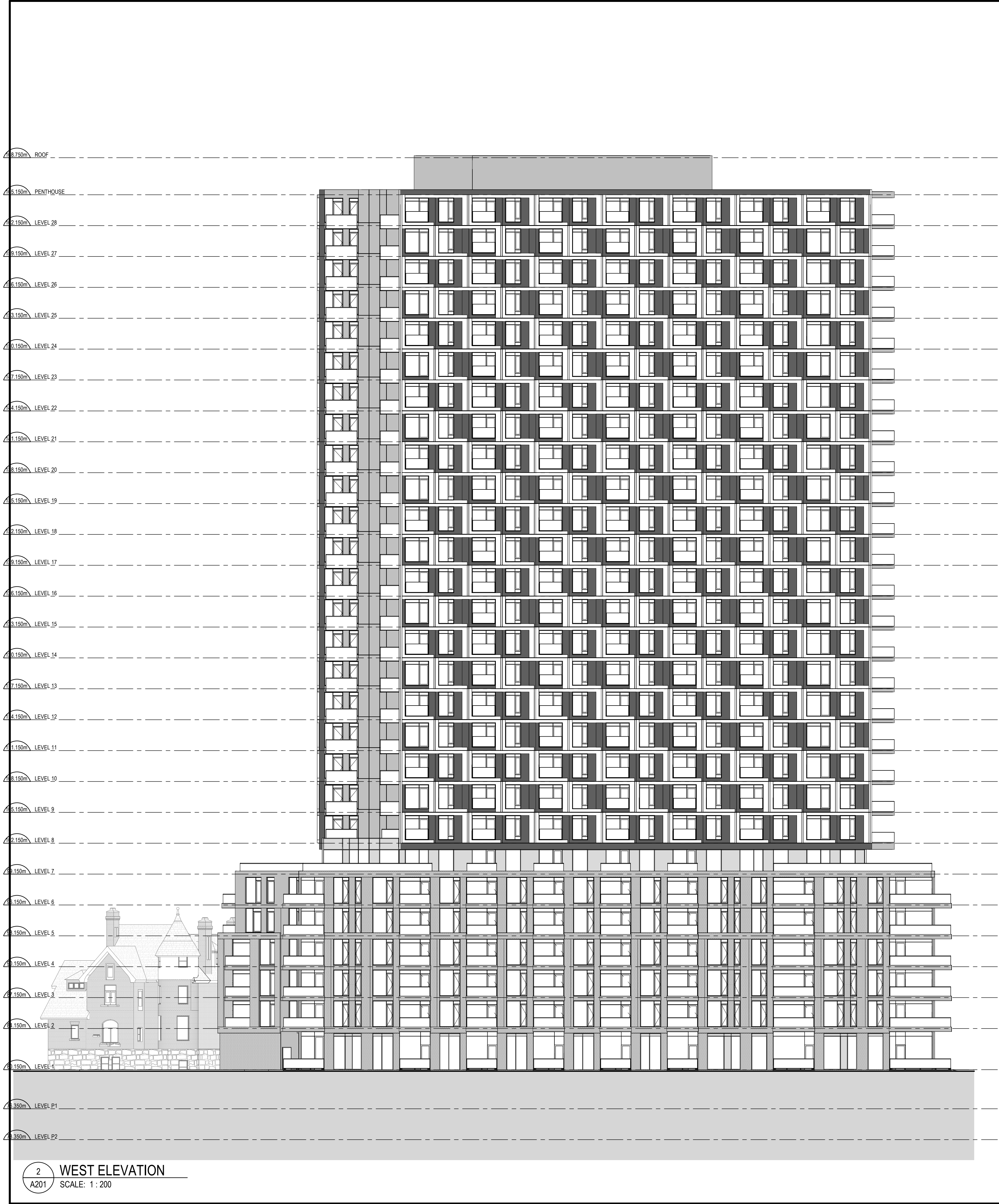
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2318	NOTED	BH	JH

ELEVATIONS

A200



CLADDING LEGEND:

AL-1 ALUMINUM COMPOSITE PANEL DARK GREY	PR-1 PRECAST CONCRETE DARK GREY	GL-1 ALUMINUM AND GLASS RAILING
BR-1 RED/BROWN BRICK	PR-2 PRECAST CONCRETE NATURAL FINISH	SP-1 SPANDREL PANEL (DARK)

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ELEVATIONS

A201















