

CITY REGISTRY OFFICE CULTURAL HERITAGE IMPACT STATEMENT 70 NICHOLAS STREET, OTTAWA



Prepared By: John Stewart, Commonwealth Historic Resource Management and
Barry Padolsky Associates Inc.

REVISED JUNE, 2022

Cover: A view along Nicholas Street showing the relocated City Registry Office (CRO) and the proposed development framing it. The relocated CRO serves as a visual focal point for the proposed development, which is reinforced by a landscaped plaza, a mixed-use composition, and a tower design incorporating a portion of the historic structure into a glazed 3-storey atrium. Source: Zeidler/Neuf, 2022

TABLE OF CONTENTS

1.0	INTRODUCTION.....	4
1.1	Purpose.....	4
1.2	Site Location, Current Conditions, and Introduction to Development Site	5
1.3	Built Heritage Context and Street Characteristics (Neighbourhood Character)	9
1.4	Relevant Information from Council Approved Documents.....	11
2.0	HERITAGE RESOURCES DESCRIPTION AND HISTORY	14
2.1	Neighbourhood and Development Site History	14
2.2	Plans, Images	14
3.0	STATEMENTS OF CULTURAL HERITAGE VALUE	15
3.1	City Registry Office, 70 Nicholas Street, Statement of Cultural Heritage Value	15
3.2	Carleton County Courthouse/Arts Court, Statement of Cultural Heritage Value	16
3.3	Carleton County Goal / International Youth Hostel, Statement of Cultural Heritage Value	17
3.4	Albion Hotel, 1 Daly Avenue, Statement of Cultural Heritage Value	18
4.0	PROPOSED DEVELOPMENT	20
4.1	Description of the Proposed Development	20
5.0	IMPACT OF THE PROPOSED DEVELOPMENT	28
5.1	Standards and Guidelines For Historic Places in Canada	28
5.2	Additional Standards Relating to Rehabilitation	30
5.3	Official Plan and District Study Guidelines	30
5.2	Development Impacts	37
6.0	ALTERNATIVES AND MITIGATION STRATEGIES	37
6.1	Alternatives and Mitigation Strategies.....	37
6.2	Mitigation measures.....	37
6.3	Conclusion	38
7.0	AUTHORS QUALIFICATIONS.....	39
	ADDENDUM 1: ANALYSIS OF 4 OPTIONS FOR MOVING THE CITY REGISTRY OFFICE (CRO).....	40
	ADDENDUM 2: THE CONSERVATION PLAN	43

1.0 INTRODUCTION

1.1 Purpose

The purpose of this revised Cultural Heritage Impact Statement (CHIS) is being submitted in support of Part 2 of the Heritage Permit Application. It is intended to refine and identify the cultural heritage resources and values that will be impacted by the proposed development located at 70 Nicholas Street (the Site). The City Registry Office (CRO) currently occupies the Site. In order to maintain its prominence, it is proposed that the CRO will be relocated approximately 20m north towards the intersection of Nicholas Street and Daly Avenue. The CRO, along with the Arts Court complex across the street and the Albion Hotel, are designated under Part IV of the Ontario Heritage Act. Historically, this section of Nicholas Street formed the city's judicial district, an area of significant heritage value to the City of Ottawa. The relationship between the location of the CRO, the Courthouse, the Gaol, and the Albion Hotel provides strong contextual value for the former judicial district. The revised CHIS responds to Urban Design Review Panel (UDRP) comments and the City of Ottawa Pre-consultation meetings outlining changes made to support the compatibility of the tower's relationship to CRO as part of the judicial district. in. A Conservation Plan has also been prepared and serves as a companion document.

The proposed development contemplates the relocation of the CRO from its original site. Four approaches to moving the CRO were considered; these ranged from an option calling for dismantling and reconstruction of the building, to three options for moving the building as one unit either within the Site or off the Site to facilitate the construction of a below grade parking garage. The option selected in consultation with City of Ottawa's staff is to move the CRO 'in its entirety to the final location' and undertake a full restoration. Once restored/rehabilitated, it is proposed that the CRO will be leased to a commercial tenant potentially as a café/bistro.

The analysis of moving the CRO and a recommended approach, as well as the conservation plan for carrying out the move and conservation, is addressed within the Conservation Plan. The Conservation Plan is a companion document submitted as Part 1 of the staged Heritage Permit Application. The revised CHIS is submitted as a component of Part 2 of the Heritage Permit Application.

The CHIS is an independent evaluation of the impacts on the CRO as a designated site. The document is presented in a manner that is consistent with Section 4 of both the City of Ottawa's existing Official Plan and the 2021 Official Plans. Section 4.6.1 Heritage Resources Policy 1 is applicable to the City Registry Office, Policy 3 is applicable to the Courthouse, Gaol, and Albion Hotel, and Policy 6 and 9 are applicable to the proposed development site. The Standards and Guidelines for the Conservation of Historic Places in Canada is applicable to the CRO as is Section 60 of the Zoning By-law, the Heritage Overlay. These are discussed in Chapter 5.

This CHIS follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements. The following documents were used in the preparation of this report:

- Parts IV and V of the Ontario Heritage Act;

- Standards and Guidelines for the Conservation of Historic Places in Canada;
- Designation Bylaws; City Registry Office 70 Nicholas Street, Bylaw 269-78; Carleton County Courthouse 2 Daly Avenue, By-law 381-78; Carleton County Gaol 75-77 Nicholas Street Bylaw 380-78 and the Albion Hotel 1 Daly Avenue, Bylaw 200-84;
- City of Ottawa. Planning Department. Design Guidelines for the Area Bounded by Nicholas Street, Besserer Street, Waller Street, and the MacKenzie Bridge. Report 19c – PEC, Item 3-Ref. 713 -619/83A, October 1983.
- Pre-Application Consultation Meeting 1 Notes, 70 Nicholas Street May 12, 2021, PC2021-0155;
- Pre-Application Consultation Meeting 2 Power Point Presentation 2021-10-20;
- Urban Design Review Panel, Recommendations July 9, 2021;
- Pre-Application Consultation Meeting # 2 Heritage and Planning Comments –70 Nicholas Street. October 2021 including UD Comments Meeting #2 A Series of marked-up drawings and google images October 2021;
- John G. Cooke & Associates Structural Engineers, Old Registry Building- Relocation 70 Nicholas Street, Ottawa, Structural Condition Assessment, May 3, 2021;
- Official Plan, Section 4.6.1 Heritage Resources;
- Zoning Bylaw 2008-250, Section 60 Heritage Overlay;
- Federal Heritage Building Review Office, Building Report 84-40, Old City Registry Office, 70 Nicholas Street, Ottawa Julie Harris 1984;
- Cultural Heritage Impact Statement, Rideau Centre Revitalization, Barry Padolsky Associates Inc. Architects, Urban Design and Heritage Consultants Revised July 29, 2013;
- Cultural Heritage Impact Statement, Ottawa Art Gallery and Arts Court Expansion, Barry Padolsky Associates Inc. Architects, Urban Design and Heritage Consultants May 6, 2013;
- Heritage Conservation Plan and Options Analysis, Barry Padolsky Associates Inc. Architects Power Point Presentation Dated October 20, 2021;
- Planning Rationale, FOTENN Dated October 2021;
- Schematic Design Drawings Power Point Presentation – Zeidler/ NEUF Architects Dated October 20, 2021;
- As Found drawings of the CRO based on laser scan, and field measurements Dated August 10, 2021 – Astele/ Reliance construction /Barry Padolsky Assoc Inc.;
- A Conservation Plan City Registry Building, John Stewart Commonwealth Historic Resource Management and Barry Padolsky Associates April 2022.

Owner and Contact Information

Address: 70 Nicholas Street, Ottawa, Ontario

Owner: The Cadillac Fairview Corporation Limited

Contact: Brian Salpeter Senior VP Development,
1100 av des Canadiens-de Montreal Bureau 400 Montreal, Quebec H3B 2S2

1.2 Site Location, Current Conditions, and Introduction to Development Site

The CRO is located on the west side of Nicholas Street north of the MacKenzie King bridge overpass and to the south of Daly Avenue. The property is located in a block bounded by Nicholas Street to the east, Mackenzie King Bridge to the south, CF Rideau Centre to the west and Daly Avenue to the north. The Nordstrom Department Store (part of the 2016 Rideau Centre renovation and expansion) forms a backdrop to the site on the west, an above grade parking garage (the Red Garage) to the north, and an

exit from the Blue Garage and loading docks service the Rideau Centre to the south. The CRO is located across the street from the former Carleton County Gaol/Jail and the west-side yard of the former Carleton County Courthouse that forms part of the Arts Court. A masonry wall and iron fence set at the property line creates a strong edge defining the public realm along the east side of Nicholas Street opposite the development site.

The CRO has been vacant since 2000 except for temporary use as a construction office during the Rideau Centre renovation and expansion project. The exterior of the Registry Office was restored in 2017. The current surroundings to the north, south and west are not sympathetic to the heritage character of the CRO. These surroundings comprise the east façade of the Rideau Centre (Nordstrom), the south façade of the red parking garage and the MacKenzie King Bridge overpass. In 1983, the City approved a ‘Design Guideline’ for the area encompassing the collection of heritage buildings, including the Courthouse, Gaol, Albion Hotel and City Registry Office. One of the objectives was the ‘retention of the cluster of heritage buildings and protection of their unique setting and scale.’

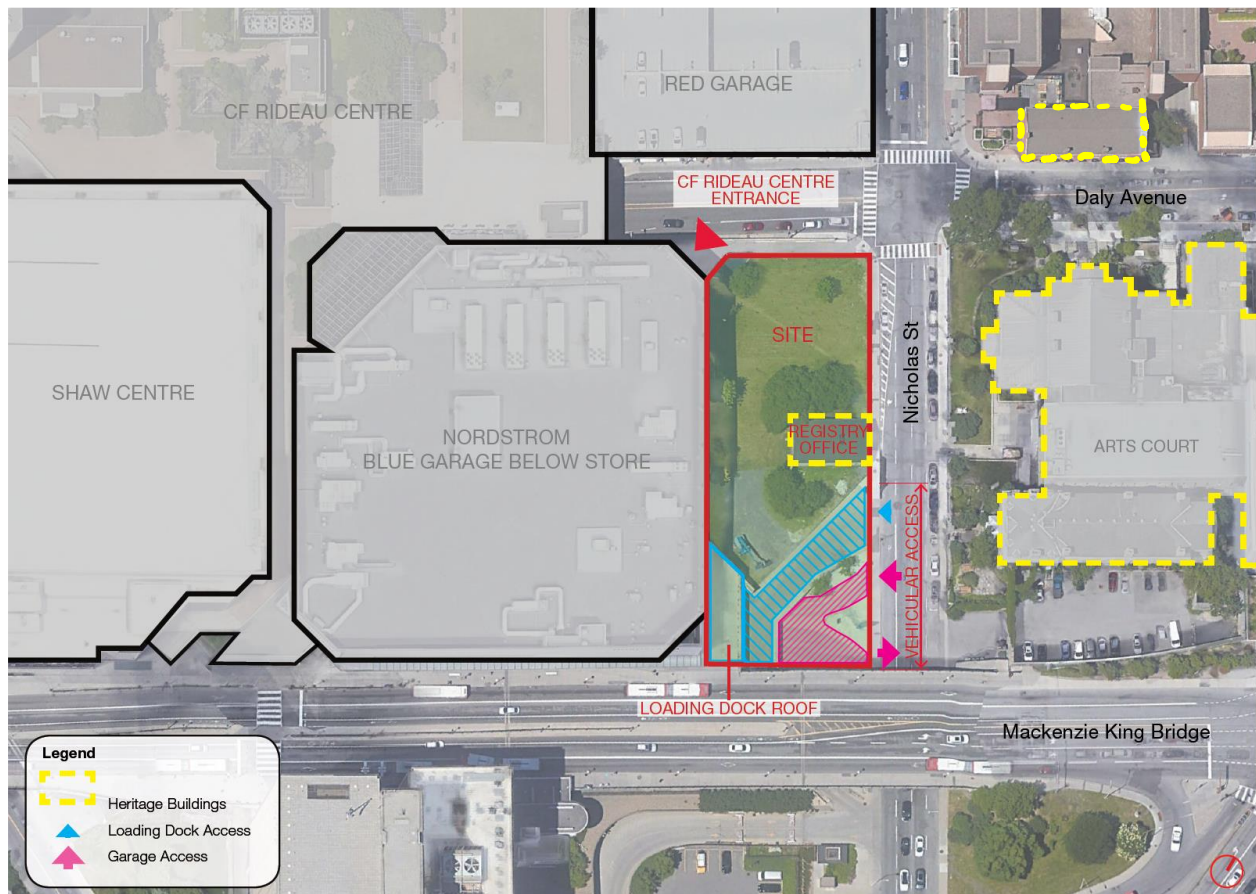


Figure 1: Context plan of the area and the proposed development site illustrating the built context and uses.
Source: Zeidler/Neuf, 2021.

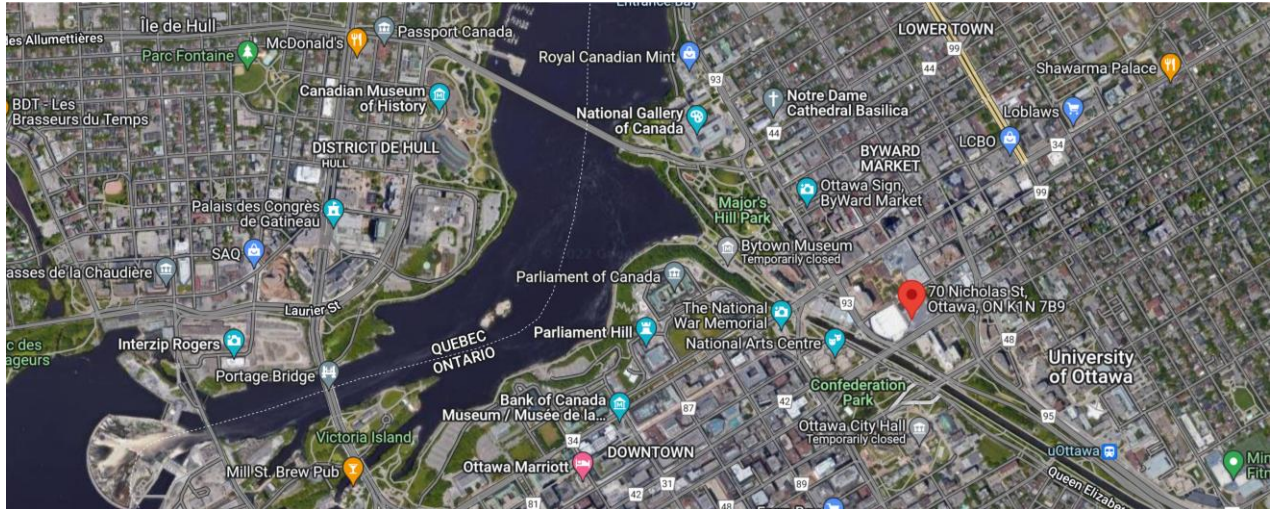


Figure 2: Aerial view illustrating the built and landscape context adjacent to the development site – 70 Nicholas Street. North top of image. Source: Google Earth.



Figure 3: Bird's eye view illustrating the built context surrounding the development site (). Source: Zeidler/Neuf, 2021.

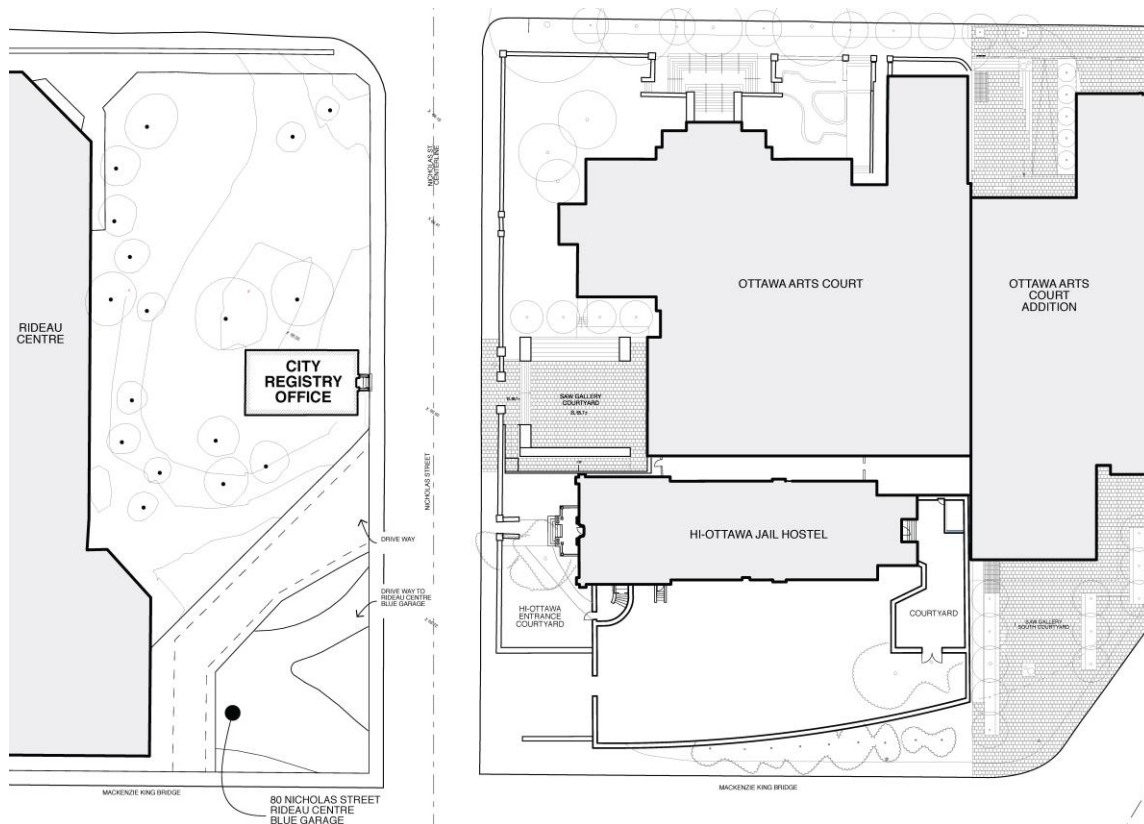


Figure 4: Schematic site plan showing the relationship of the CRO to the Courthouse and Gaol. It should be noted the entrance to the CRO is located just off axis to the entrance gate of the courtyard. A similar relationship is established with the move. Source: B. Padolsky & Associates Architects 2017.

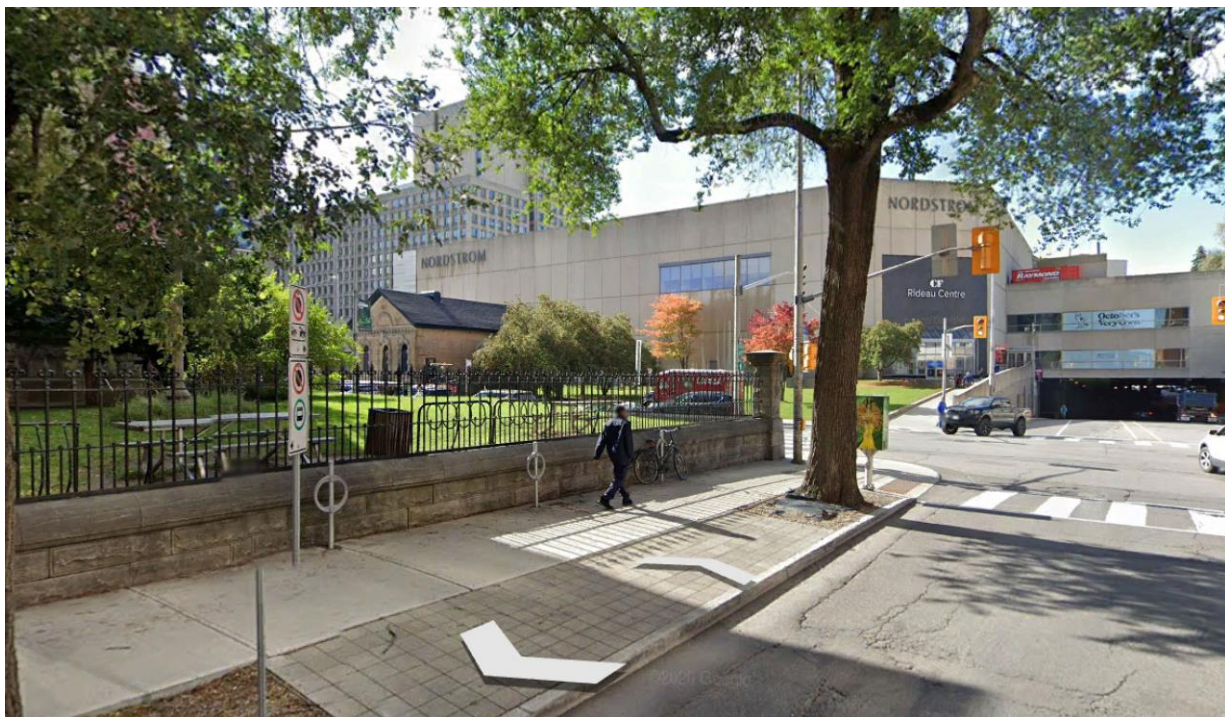


Figure 5: Street view from the approximate location of the Albion Hotel across the forecourt of the Courthouse to the CRO (background left of centre). Source: Google Earth 2016.



Figure 6: Street view looking east on Daly Avenue with the Albion Hotel to the left and the forecourt of the Carleton County Courthouse to the right. Source: Google Earth 2016.

1.3 Built Heritage Context and Street Characteristics (Neighbourhood Character)

The design of the CRO is based on a prototype Registry Office design, plans and specifications prepared in 1868 by Ontario Chief Architect Kivas Tully. The CRO was completed in 1874 to the specific design of Mr. Hudson. The CRO forms part of a provincial/municipal judicial district that includes the former Carleton County Courthouse, and County Registry Office completed in 1871 to the design of Robert Surtees, and the Carleton County Gaol completed in 1862 to the design of Henry Hodge Horsey. The district also contained the Ottawa Police Headquarters completed in 1957 by Peter Dickinson/Page and Steele Architects. The police headquarters was demolished in 1994. The Albion Hotel constructed in 1871 is recognized to be part of the judicial district for its close association with the activities of the courts. The former CRO (Bylaw 269-78), Courthouse (Bylaw 381-78), Gaol (Bylaw 380-78) and Albion Hotel (Bylaw 200-84) are all designated under Section 29 Part IV of the Ontario Heritage Act.

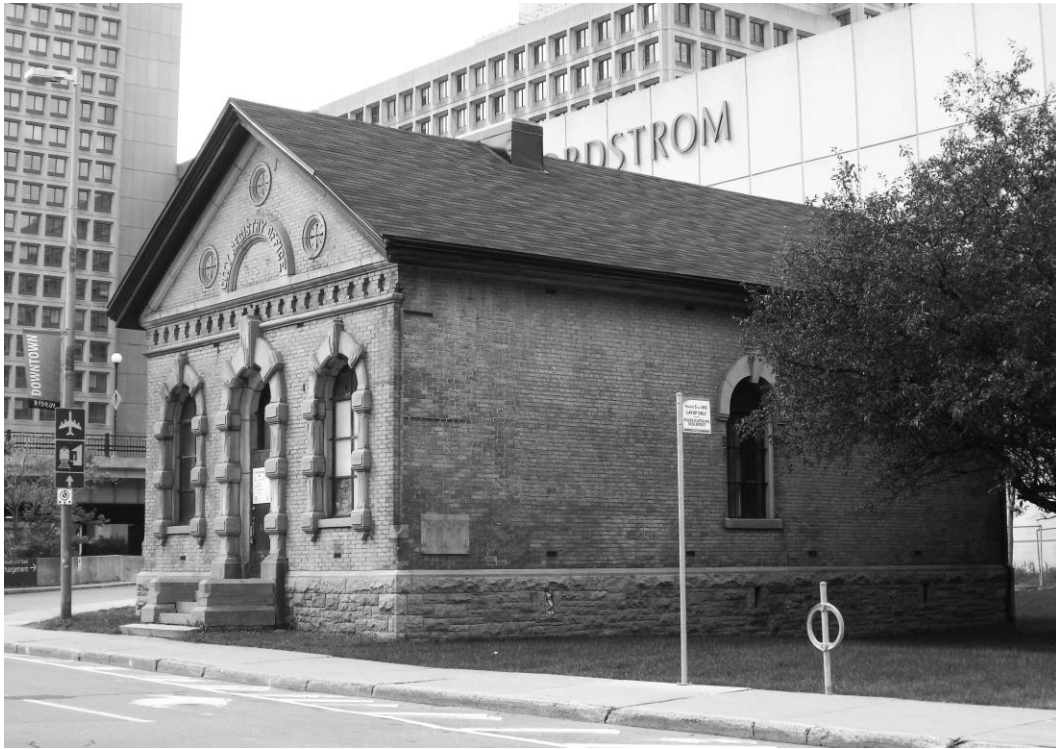


Figure 7: View of the CRO looking south-west after the 2017 preservation of exterior building components. Source: 2017 Restoration Drawings B. Padolsky Associates Inc.



Figure 8: Carleton County Courthouse Nicholas Street façade. Note the masonry and metal perimeter wall/fence. The repositioned CRO has maintained the slit off axis interpretation. Source: B. Padolsky Associates Inc. 2013



Figure 9: Carleton County Jail 75-77 Nicholas Street façade. Note the masonry and metal perimeter fence. Source: B. Padolsky Associates 2013.

1.4 Relevant Information from Council Approved Documents

Official Plan

The City of Ottawa provides direction related to Heritage Resources in Section 4.6.1 of the Official Plan. Zoning Bylaw amendment, Site Plan Control, and Heritage Permit applications are required to permit the proposed development. See Section 5.0 of this report.

Zoning Bylaw 2008-250 Section 60 Heritage Overlay

The development site is subject to the Heritage Overlay provisions of the Zoning Bylaw. The purpose of the Zoning Bylaw Amendment application is to request relief from the Heritage Overlay.

Urban Design Review Panel Recommendations Informal Consultation July 9, 2021, and Formal Consultation February 2022 comments: (Comments reflect an earlier conceptual design.)

Summary Recommendations:

The Urban Design Review Panel (UDRP) considered the relationship between the proposed 21 storey mixed-use building and the CRO. A priority of the UDRP is to ensure the CRO maintains prominence within

the overall development scheme. The proposed development has been designed to ensure the CRO maintains a central component of the built form.

Pre-Consultation – 70 Nicholas Street (City Registry Office), Heritage Planning Comments May 19, 2021 October 21, 2021, and April 28, 2022.

Relocation of City Registry Office:

The relationship between the location of the CRO, the Courthouse and the Gaol provides strong contextual value of the Ottawa Judicial District – any relocation of the building shall maintain this relationship;

- Heritage staff's strong preference that the building be moved in its entirety is the recommended approach.
- The relocation of this structure with high architectural integrity prioritizes the Standards and Guidelines for the Conservation of Historic Places in Canada to ensure that its architectural integrity, heritage value, and character defining elements are maintained; and
- Such characteristics as the solid and fireproof construction methods and materials employed, including brick vaults, cast-iron window fittings, and stone floors used to protect, the sanctity of land ownership are all valued features retained in the relocation and will be interpreted.

Proposed Development and Integration of the City Registry Office

Heritage staff are supportive of the development proposal's intention to reactivate the CRO. The following are details regarding the proposal that were identified as concerns.

- The CRO's repositioning and proposed use requires minimal or no change to character defining elements except for accessibility.
- The refinement of the residential tower's massing and treatment of the podium establishes a sensitive relationship to the CRO. It is positioned in front of the development with opportunities to see the structure in the round and not just read it as a façade.
- Access to the CRO to Nicholas street continues as a main access. Its relationship with the interior of the new building provides universal accessibility and part of the "mall experience."
- This revised CHIS has addressed the impacts of the proposed development on the adjacent nineteenth-century judicial district. The space around the heritage building is treated as "public."

2.0 HERITAGE RESOURCES DESCRIPTION AND HISTORY

2.1 Neighbourhood and Development Site History

A history of the CRO is outlined in detail in the 1994 Federal Heritage Building Review Office report, and a summary description and history of the Carleton County Courthouse, Jail, and Albion Hotel are itemized in Section 3.0 of this report. The more recent history of the redevelopment of adjacent properties, including the Rideau Centre is outlined in the 2013 Cultural Heritage Impact Statement for the revitalization of the Rideau Centre prepared by B. Padolsky Associates.

The CRO currently sits at the southern end of the Site surrounded by a landscaped green space extending to Daly Avenue. The exterior masonry and character defining features of the building were restored in 2017. The CRO is currently vacant and underutilized. In 2013, the property at 70 Nicholas Street and the red parking garage located on the north side of Daly Avenue were identified for intensification in the Official Plan?

2.2 Plans and Images

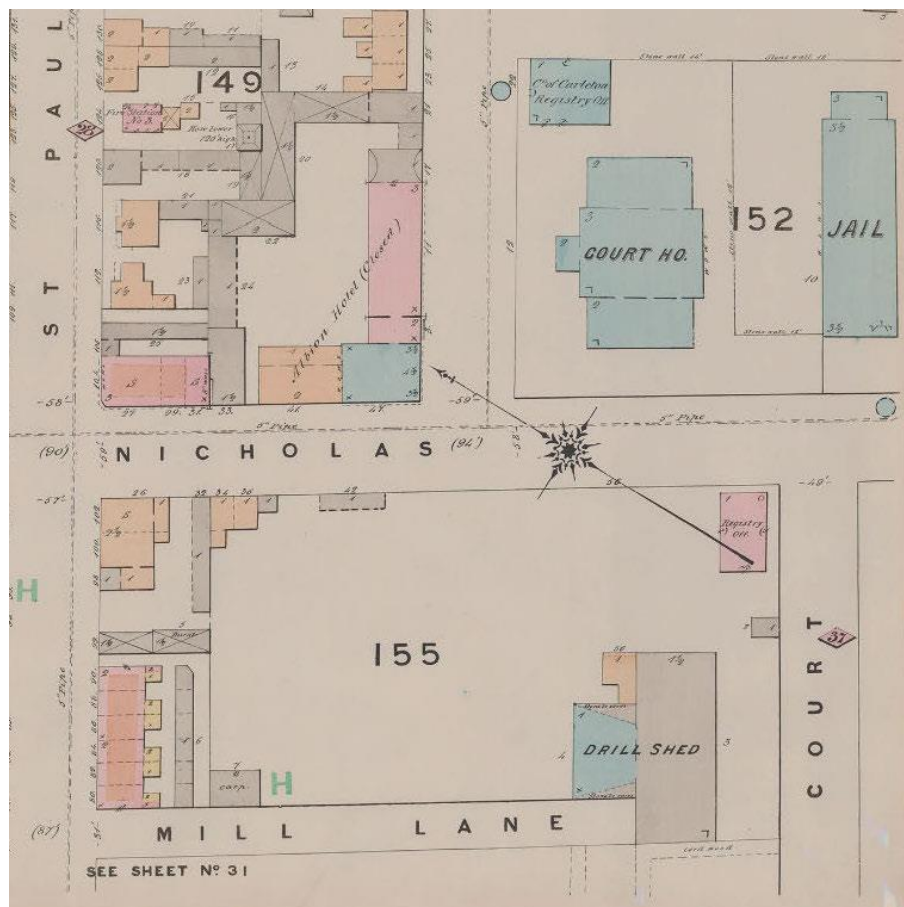


Figure 10: The 1878 Fire Insurance Plan Sheet 29 Detail. The plan illustrates the relationship of the Court House, Jail, City Registry Office, and Albion Hotel and the street grid prior to the completion of the Rideau Centre in 1982 and the subsequent expansion in 2016. The CRO sits at the south-west corner of the intersection of Nicholas and Court Street. Source: Collections Canada

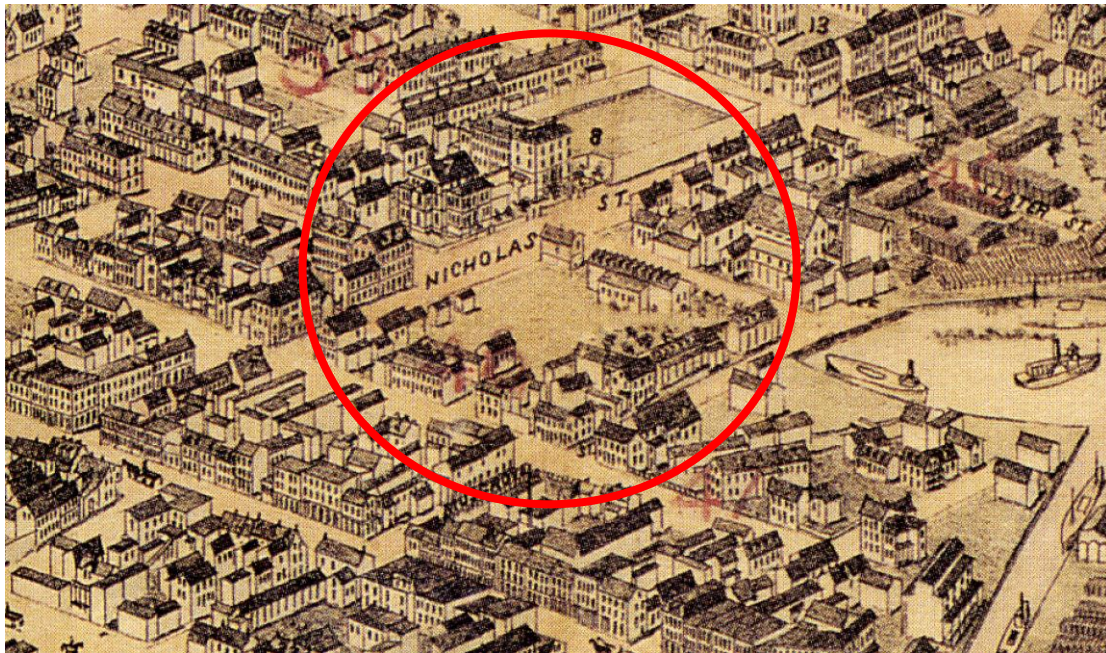


Figure 11: Bird's eye view of Ottawa, 1876 (showing location of judicial district Source: Herman Brosius).

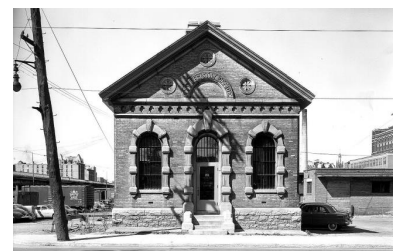


Figure 12: Comparable examples of the 51 registry offices in Ontario constructed between 1869 and 1884 based on the 1867 plans and specifications by the provincial architect Kivas Tully "little temples dedicated to the sacredness of private property"

3.0 STATEMENTS OF CULTURAL HERITAGE VALUE

The following Statements of Cultural Heritage Value identifies the primary heritage values and attributes of the former CRO, Carleton County Courthouse and Gaol, and the former Albion Hotel. Source: City of Ottawa and Historic Places in Canada.



Figure 13: Historic Photos Judicial District 1. 1. City Registry Office, 2. Courthouse, 3. Nicholas Jail, 4. Albion Hotel

3.1 City Registry Office, 70 Nicholas Street, Statement of Cultural Heritage Value

CONSTRUCTION DATE 1874/01/01

DESCRIPTION OF HISTORIC PLACE

The CRO is a single-storey pale salmon-gold brick structure with classical temple massing. Together with the former Carleton County Courthouse and County Gaol located across the street, the property formed the judicial district of 19th century Ottawa. It is recognized by City of Ottawa By-law 269-78.

HERITAGE VALUE

This structure compliments the Carleton County Registry Office built nearby in 1871. Located across the street from the 19th century former Carleton County Courthouse and County Gaol, the CRO shares common architectural features with these buildings and is an integral part of 19th century judicial district of Ottawa.

Historically, Registry Offices had a three-fold purpose: to register land instruments such as deeds, mortgages, certificates, and lot plans; to safely store such instruments; and, to provide search and copy services to the public. The architect of the CRO recorded only as “Mr. Hudson,” most likely followed printed specifications that were prepared in 1867 by Kivas Tully, Provincial Architect and Engineer for Ontario.

Erected in 1874, the property is architecturally similar to other Registry Offices built across Ontario. The classical temple massing, along with salmon-gold brick, round-headed windows, and door arches with rusticated quoins, and “very direct and pleasing proportions,” establish a strong sense of official space in this modest structure, giving the building an endearing and pleasant quality. In the interior, three-barrel vaults divide the space for public, administrative and storage functions.

After the City of Ottawa built a new registry office on Elgin Street in 1909, the property went through a series of uses and tenants, many significant to Ottawa's history and development. Beginning in 1917, it was home to the Women's Canadian Historical Society of Ottawa followed by the Bytown and Ottawa Historical Museum from 1926 to 1954. The property was then used by the Tourist and Convention Bureau until 1966, and a series of tenants thereafter. It has been vacant since 1982.

Source: City of Ottawa By-law 269-78, City of Ottawa Heritage Summary Sheet, 1977. FHBRO Building Report 84-40. Ottawa: A Guide to Heritage Structures, 2000

CHARACTER-DEFINING ELEMENTS

Character defining elements that reflect the heritage value include the:

- round-headed window and door arches;
- front door and window arches with rusticated quoins;
- salmon-gold brick and the stone foundation;
- semi-circular name stone resting on a wide entablature which features a repeating quatrefoil vent in the front pediment;
- corbelled cornice on the façade pediment, the plain metal cornice trims on the side walls, and the returned eaves on the rear side; and,
- barrel-vaulted interior ceiling.

3.2 Carleton County Courthouse/Arts Court, Statement of Cultural Heritage Value

CONSTRUCTION DATE(S) 1870/01/01 to 1871/01/01

DESCRIPTION OF HISTORIC PLACE

Constructed in 1870-71, the Carleton County Courthouse is located in downtown Ottawa at the corner of Daly Avenue and Nicholas Street. Long the seat of county government, the Carleton County Courthouse has a three-storey centre block, with symmetrical two-storey wings and is rich in architectural and historical detail. The structure has maintained a prominent place within the community first as the centre of county government and now as a locus of Ottawa's artistic community as home to the Ottawa Arts

Court. The Carleton County Courthouse has been recognized for its heritage value by the City of Ottawa, By-law number 381-78.

HERITAGE VALUE

The Carleton County Courthouse, an excellent example of Italianate architecture, with its two wings flanking a pedimented pavilion, is typical of courthouses constructed in mid-19th century central Canada. The building was designed by architect and engineer Robert Surtees in 1870 after fire destroyed the original wooden building which housed the courthouse.

Despite later additions in 1955 and 1964, the Carleton County Courthouse retains much of its original character. It is a formal classically inspired building, expressive of government and the administration of justice. Certain elements of its design are reminiscent of Greek and Roman temples, as the pillars and pediment reveal. The surrounding grounds and fence provide an appropriate setting for a building of this nature.

In 1985, the site and heritage building were entrusted to the Ottawa Arts Court Foundation, which inaugurated the Ottawa Arts Court as the community's municipal arts centre in 1988. Presently, the Ottawa Arts Court offers gallery and theatre space, and is the home of more than 30 local arts and cultural organizations.

Sources: City of Ottawa By-law 381-78; City of Ottawa File PD071 -OHD4300/DALY 00002; Ottawa: A Guide to Heritage Structures. (City of Ottawa, 2000).

CHARACTER-DEFINING ELEMENTS

Character defining elements that define the Carleton County Courthouse's heritage value include its:

- construction of grey Gloucester limestone in broken courses with smooth stone quoins, string courses and window surrounds;
- three-storey centre block with symmetrical two-storey wings and a central front portico;
- high foundations, along with tall Italianate windows;
- massive stone cut wall surmounted by attractive cast iron cresting featuring a fleur-de-lis design which surrounds the building;
- location in Ottawa's judicial district, close to the Registry Office and the Gaol; and,
- the masonry perimeter walls that enclose the site.

3.3 Carleton County Gaol / International Youth Hostel, Statement of Cultural Heritage Value

DESCRIPTION OF HISTORIC PLACE

The Carleton County Gaol is located at 75-77 Nicholas Street. It is a three-and-a-half-storey stone structure in the Italianate style. The Carleton County Gaol was the first jail house to be built in the Ottawa area and was to serve the new District of Dalhousie, later Carleton County. The building was completed in 1862 in conjunction with an adjacent courthouse and was designed by Henry Horsey. The Carleton County Gaol is currently used as a youth hostel.

The Carleton County Gaol is recognized by the City of Ottawa for its historical, architectural, and contextual value in By-law 380-78.

HERITAGE VALUE

The contextual significance of the Carleton County Gaol lies in its proximity to surrounding structures such as the Carleton County Courthouse. The Carleton County Gaol is recognized for its historical value as one of the area's earliest prisons. The Carleton County Gaol opened in 1862 and served as a prison until its closure in 1972, after which the Canadian Youth Hostel purchased the building and began operating it as a youth hostel. The Carleton County Gaol tells the story of Ottawa's earliest prison inmates and incarceration system. The prison housed a wide range of inmates, from those who had committed minimal offences to murderers. The Carleton County Gaol is also the site of Canada's last public execution, which took place in 1869 when 5000 people gathered to watch the hanging of Patrick Whelan, Thomas D'Arcy McGee's killer. The Carleton County Gaol also exhibits historical value as it reflects the evolution of Canada's criminal code and illustrates the living conditions of Canada's earliest prisoners.

The Carleton County Gaol's architectural significance lies in its solid stone structure, which connotes strength and austerity in the vertical façade, bold window framing and imposing chimneys. The building is also a fine example of plans modeled after the Italianate style which began to appear in Canada in the 1840s.

CHARACTER-DEFINING ELEMENTS

Character defining elements that reflect the heritage value of the Carleton County Gaol include its:

- limestone exterior and ashlar limestone on the front façade;
- symmetrical portico with rounded arch and columns;
- segmental arch windows;
- pedimented stone dormers beneath the roofline;
- centre dormer on the front façade surmounted by an elliptical pediment and flanked by brackets;
- eight massive chimneys stacks in the larger structure;
- rusticated piers on the corners of the front façade; and,
- the masonry perimeter wall that extends along Nicholas Street.

3.4 Albion Hotel, 1 Daly Avenue, Statement of Cultural Heritage Value

CONSTRUCTION DATE(S) 1871/01/01

DESCRIPTION OF HISTORIC PLACE

Erected in 1871, the Albion Hotel, a three-and-a-half storey red brick structure has become a wing of the Novotel Hotel. The Albion Hotel was originally the site of a hostel, founded by Allan Cameron, in 1844. One of the oldest surviving hotels in Ottawa, the Albion Hotel's massing and design are typical of hotels of the era. The Albion Hotel is designated under Part IV by the City of Ottawa By-law 200-84.

HERITAGE VALUE

The Albion Hotel, one of the oldest surviving hotels in Ottawa, housed a varied array of events and guests

during its long history. The building of a new courthouse, (the Carleton County Courthouse) meant more business for the Albion Hotel which was located across the street. The structure's location made it a favourite meeting place of lawyers and university students. It was linked with numerous famous trials because juries unable to finish deliberating before midnight were housed there overnight.

The red brick and segmental-arch windows of this three-and-a-half storey structure represent Ottawa's lingering classicism. The gabled roof, white brick trim around the windows, and tall chimneys are typical of the early 1870s. The 1871 Albion Hotel was restored to its original appearance as part of a hotel-office complex in the late 1980s. Sources: City of Ottawa By-law 200-84; "Ottawa: A Guide to Heritage Structures" (City of Ottawa, 2000).

CHARACTER-DEFINING ELEMENTS

Character defining elements that illustrate the Albion Hotel's heritage values include its:

- three-and-a-half storey massing and footprint in the downtown core;
- red brick fronting on Daly Avenue;
- segmented arch windows;
- gable roof;
- white brick trim around the windows;
- tall chimneys; and,
- location in close proximity and historical relevance to the Carleton County Courthouse (Arts Court).

4.0 PROPOSED DEVELOPMENT

4.1 Description of the Proposed Development

Site Context

The proposed infill development at 70 Nicholas Street abuts the southeast corner of CF Rideau Centre at the intersection of Nicholas Street and Daly Avenue. The Site is currently occupied by the CRO, which is designated under Part IV of the *Ontario Heritage Act*. Along with the Arts Court complex located on the opposite side of Nicholas Street and the Albion Hotel, this section of Nicholas forms the judicial district, an area considered to be of significant heritage value to the City of Ottawa. The western boundary of the site is formed by the existing three-storey high rear wall of the Rideau Centre.

The Site also provides access to the loading docks for the CF Rideau Centre and the Shaw Centre as well as parking access to the mall. These accesses are crucial to the functioning of the mall and the convention centre and will be maintained during and after construction. However, the current configuration of vehicular access and the length of curb cuts create an unfriendly pedestrian environment that poses another challenge to the site. The proposed development contemplates public realm improvements that will enhance the pedestrian experience while preserving the important access and egress to the CF Rideau Centre and Shaw Centre loading docks.

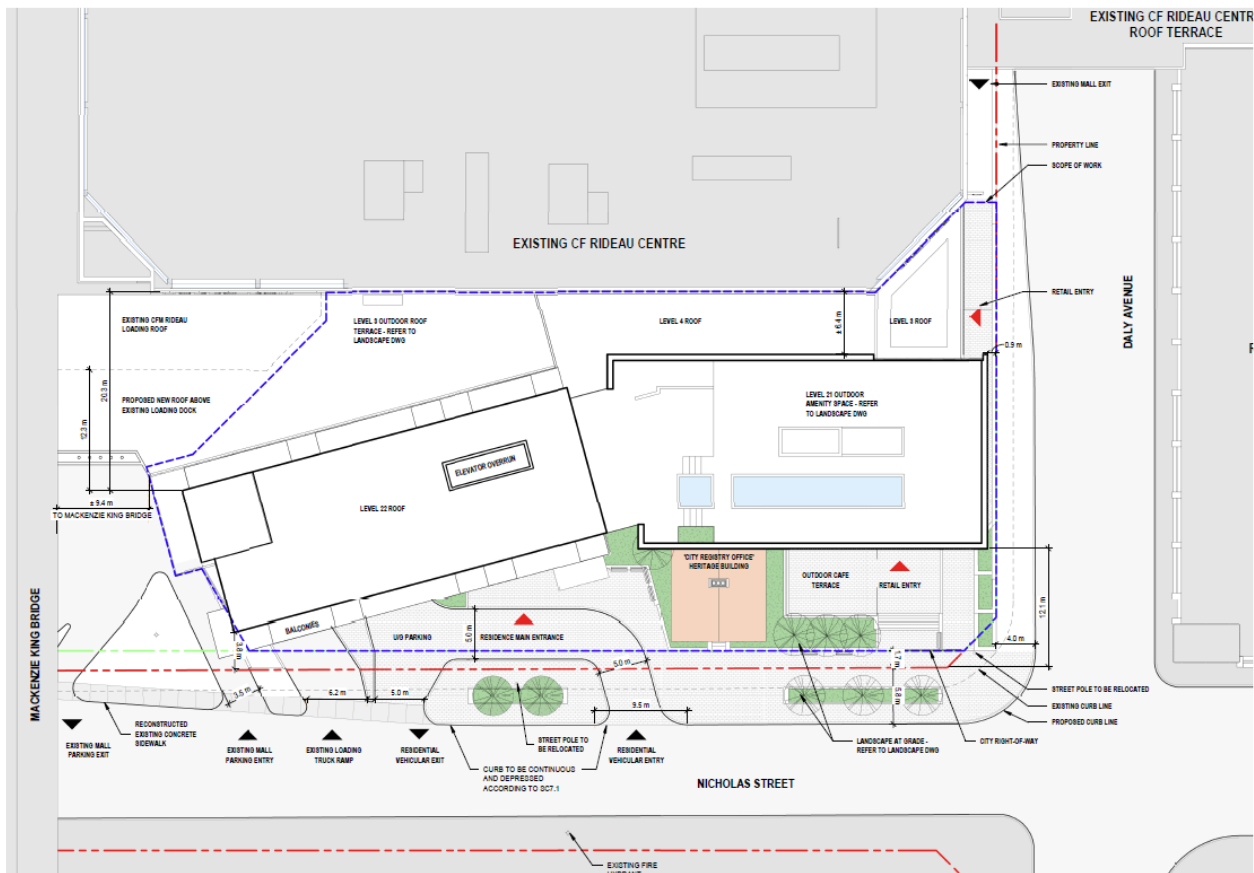


Figure 14: A plan of the integration of the CRO as a focal point of the streetscape and proposed uses. Source: CSW Landscape Architects, 2022.



Figure 15: View along Nicholas Street with the CRO situated as a focal point. Zeidler/Neuf 2022



Figure 16: A night view illustrating the proposed treatment of Nicholas Street and the area around the City Registry Office. Source: Zeidler, 2021.



Figure 17 & 18: Views of the three-storey atrium from the north and the south illustrating the portion of the CRO enclosed as a feature of the atrium space. Source: Zeidler 2021.

Podium

Over the course of the design process, the client considered several options to address visual compatibility and connectivity between the CRO and the proposed residential development in order to satisfy Guideline 11 of Standards and Development. These options included the creation of a three-storey atrium to frame the CRO, the elimination of the dark frame encasing the tower, the introduction of a podium using yellow brick with the masonry trim that references the CRO, and establishing the residential lobby, the CRO, and the Rideau Centre as three distinct expressions along Nicholas Street. These various iterations demonstrate the analysis that has been undertaken to determine a compatible approach that meets Guideline 11. of Standards and Guidelines.



Figure 19: Illustrates the relationship between the proposed development and the CRO. Given the differences in scale, it is considered key to the visual compatibility of the overall development that the materiality, and colour of the base of the high-rise act as a backdrop to the CRO without overwhelming it. Introducing the salmon yellow

brick with the limestone trim and the black metal into the podium successfully references defining features of the CRO. Source: Zeidler/Neuf 2022.



Figure 20: Bird's eye view of the CRO set between the podium of the residential building and the entrance to the Rideau Centre. The design relationship between the Rideau Centre entrance, the CRO, and the proposed development is complimented by enhanced public realm features that will improve the pedestrian experience and strengthen the CRO's prominence within the development. Zeidler/Neuf 2022.

Access to the existing loading will be reconfigured and incorporated with the proposed building to create a uniform look across the podium. The existing roof over the loading area will be extended to minimize the visual impact of the vehicular access to the mall and significantly improve on the pedestrian experience along Nicholas Street.



Figure 21: Detail view of the integration of the Registry Office into the development. The glazed entrance atrium to the mall steps up to a three-storey volume to accommodate the rear portion of the Registry Office. Source: Zeidler/Neuf, 2022.

Tower Design

Situated above the glass podium, the tower is designed as two distinct volumes. The north portion of the building is set back to create an entrance plaza and to feature the CRO. It runs parallel to the Rideau Centre wall to the west and is setback to allow residential units to open onto the space between the new building and the mall. It will be 20-storeys high with an outdoor rooftop amenity accessed from the taller (21 storeys) south volume.

The south volume is angled towards the southeast to shield the residential entrance area from the mall parking entrance and to create a more generous separation from the existing Rideau Centre (Nordstrom) wall to the west. The resulting trapezoidal space on the Mackenzie King Bridge level will be developed as outdoor amenity space for the tenants. This change in plan geometry will also provide a natural separation between the north building and the south building.



Figure 22: The aerial view provides the context for the development next to the Mackenzie King Bridge with the Rideau Centre in the background and the Arts Court across the street. Source: Zeidler/Neuf, 2022.

Zeidler/Neuf, 2022.



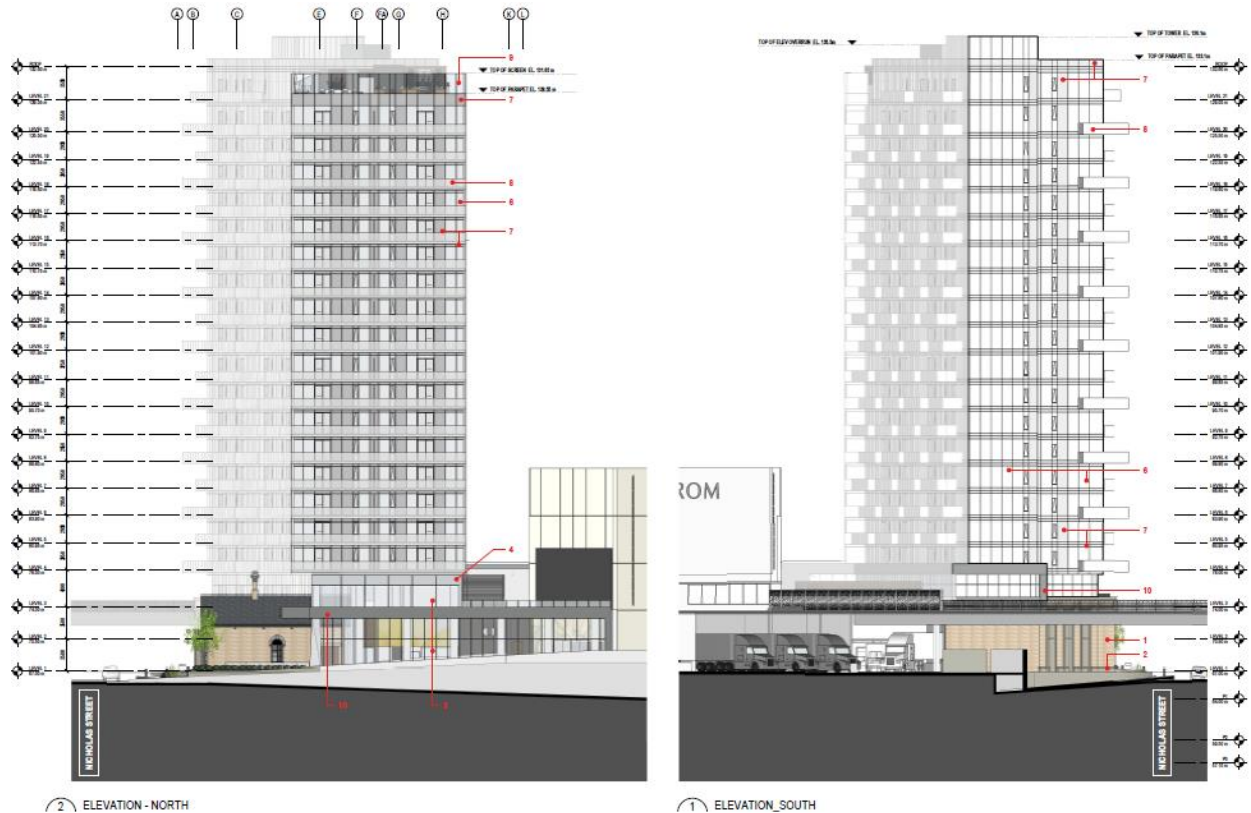


Figure 23 & 24: elevations of the development. Source: Zeidler/Neuf 2022.

Pedestrian Realm

The proposed 21-storey building will provide 287 purpose-built rental residential units. It features a three-storey glazed atrium/podium with the CRO as a focal point. Mimicking the street corner setback conditions at the Arts Court and the Albion Hotel, the proposed new rental building will be set back from Daly Avenue creating a plaza at the entrance to the Rideau Centre and an outdoor seating area for a retail tenant (café/bar) as part of the CRO's adaptive reuse. The development will significantly improve the pedestrian realm leading to the underpass below the MacKenzie King Bridge and will link the Rideau Centre to the corner plaza at Daly Avenue and Nicholas Street.

One of the key elements in reorganizing the site is the relocation of the CRO, which is being moved approximately 20 metres to the north. Moving the heritage structure creates a cleaner separation from the vehicular access to the south. The CRO will be integrated into its surroundings through the introduction of landscaped plantings and an adjoining outdoor terrace fronting the Rideau Centre entrance. The generous public realm at this corner will provide necessary grade changes with public stairs and a ramp from Nicholas Street to the interior ground floor level. The heritage building's exterior and interior will be restored including reconstruction of the original ornate chimney.

In addressing the public realm, a two-storey high entrance atrium is planned to link the Rideau Centre to the corner plaza. At the plaza, the entrance atrium will become a three-storey volume where the CRO will

intersect with the proposed building as a focal feature for both the Rideau Centre entrance and the lobby of the residential tower.

Landscape Treatment

Directly in front of the residential lobby will be a vehicular drop-off and lay-by to minimize the impact to street traffic. It will also provide access to the below grade parking. Both the plaza at the corner of Daly and Nicholas and the vehicular drop-off and residential entrance will feature a consistent landscape treatment to minimize the visual impact of the lay-by, parking, and loading entrances.

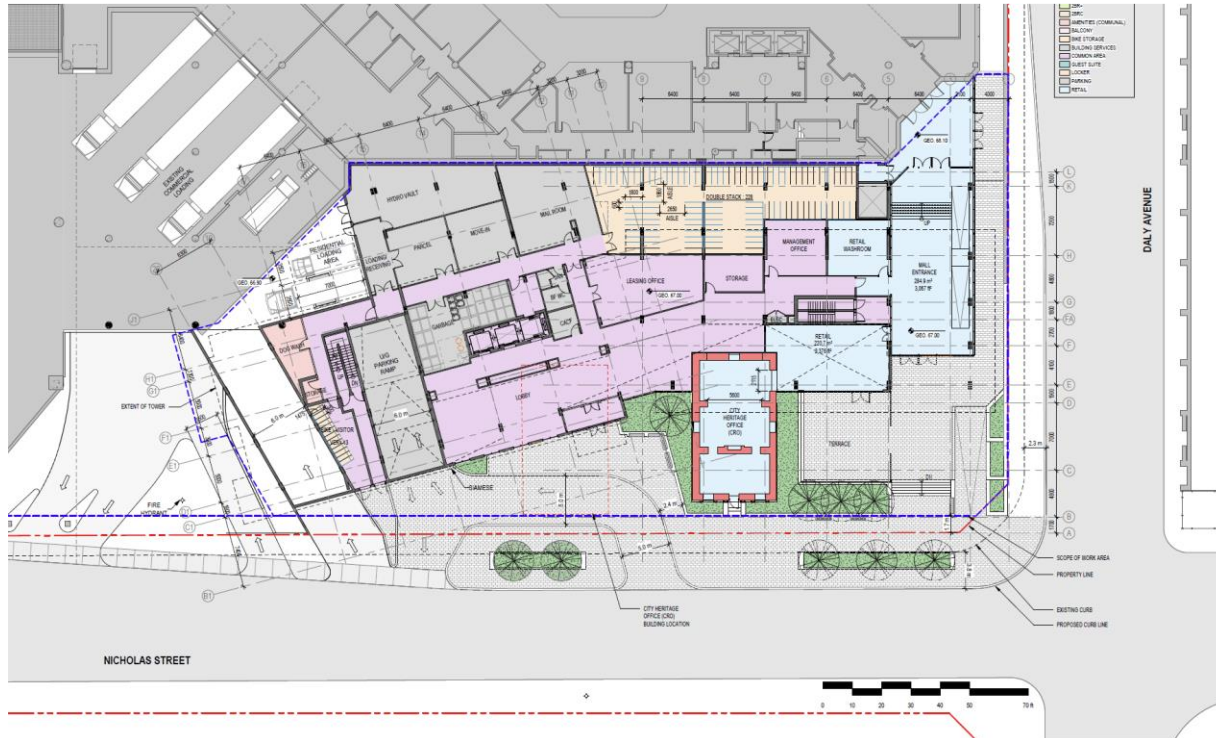


Figure 25: Ground floor plan illustrating the relationship of the CRO to the lobby area and the retail entrance to the Rideau Centre. Source: CSW Landscape Architects 2022.

The proposed development contemplates numerous landscaping features that will enhance the pedestrian experience and public realm. These include removing one lane of vehicular traffic in order to expand the sidewalk / public realm zone along Nicholas Street, reducing and integrating the number and width of access lanes from the street to the Rideau Centre parking and loading, and closing-in and covering the loading docks and underground parking with amenity space developed on the roof.

The proposed development will provide a strong pedestrian public realm along Nicholas Street with the introduction of a new glazed and more accessible entrance to the Rideau Centre. This includes street planting and ground covers at the base of the CRO, extending the width of sidewalks and creating an outdoor courtyard as a forecourt to the Rideau Centre. The rusticated masonry walls of the courthouse across the street and the foundation of the CRO suggest an appropriate material treatment for the

bollards, the retaining walls along Nicholas Street terrace and the refaced wall around the corner along Daly Avenue.

The repositioned CRO will have a similar off-axis alignment with the Courthouse across the street. This provides a subtle reference to the original relationship between the CRO and the Courthouse and will create a link that strengthens the cohesion and legibility between the heritage resources and the district more broadly.

5.0 IMPACT OF THE PROPOSED DEVELOPMENT

This section specifically addresses the impacts of the development proposal on the cultural heritage values associated with CRO, County Courthouse, Jail, and Albion Hotel. The guidelines contained in the Official Plan, specifically Policies 1, 4, 6 and 9, apply to the City Registry Office, and Policy 3 applies to the review of the Courthouse, Jail and Albion Hotel. The heritage attributes and character-defining features of the designated properties are itemized in Section 3.0.

The City has acknowledged that the relocation of the CRO within the development site is appropriate to facilitate the redevelopment of the property. Heritage staff do not object to the proposal to move the building on the site. They have strongly recommended that the building should be moved in its entirety and dismantled and reconstructed.

In 2017, the exterior masonry and metal work of the CRO were repaired and restored to maintain and conserve the building's heritage character-defining attributes.

5.1 Standards and Guidelines For Historic Places in Canada

The standards and guidelines identify three primary conservation treatments for intervening:

Intervening on an historic place, that is, any action or process that results in a physical change to its character-defining elements, must respect and protect its heritage value. Interventions can include:

- **Preservation** actions that are part of the ongoing maintenance of an historic place;
- **Rehabilitation** activities related to a new use or code upgrades;
- **Restoration** activities associated with the depiction of an historic place at a specific period in its history.

All three conservation treatments will be planned interventions. The Standards and Guidelines assess the impact of moving the building within the site and address Options 2, 3, and 4 as part of the analysis as Option 1. Dismantling and reconstructing the building it is not considered an approach within the Standards and Guidelines. Option 4 - the relocation of the building in its entirety as a single move involves the least risk and is considered the most desirable.

The most relevant standards from the *Standards and Guidelines* are:

General Standards for Preservation, Rehabilitation and Restoration

1. *Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character defining elements. Do not move a part of a historic place if its current location is a character-defining element.*

Discussion: The location of the building at the south-west corner of the site is a character-defining feature of its original setting as part of the judicial district. The Registry Office has been a landmark and part of the district since 1874. Its preservation as part of the development and its interpretation are positive

community benefits. The new location maintains the orientation while shifting the building to the mid-block and allows the building to stand proud of the development as a prominent feature on Nicholas Street.

Policies in the Official Plan Section 4.6.1 Heritage Buildings and Areas, specifically 4.6.1.4 (a) states “Where relocation of a structure designated under the Ontario Heritage Act is proposed, the City will require that the cultural heritage impact statement demonstrates that relocation is the only way to conserve the resource. The City may consider the option provided that: [Amendment #76, August 04, 2010] [Amendment #96, February 22, 2012.]

(a) *The building is retained on site, but moved to another part of the property for integration into the new development”*

Discussion: Four options for moving the building were considered in consultation with city heritage staff. The structural analysis, impacts, and recommendations for each of the options was fully outlined in the Conservation Plan with the decision to proceed with Option 4.

2. Conserve changes to a historic place that, over time, have become character-defining elements in their own right.

Discussion: The Registry Office retains its original form, detailing, and materials from its construction date in 1874. Missing attributes will be restored, and all changes are discussed as part of our Conservation Plan.

3. Conserve heritage value by adopting an approach calling for minimal intervention.

Discussion: The proposed relocation of the building within the development site is a major intervention. However, the client and the city have acknowledged that the relocation of the CRO within the development site is appropriate and are proceeding to move it in its entirety.

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.

Discussion: The proposed relocation of the building does not create a false sense of historical development of the property. It is part of the property’s evolution. The CRO will stand proud of the new development, maintain its prominence, and be integrated as part of the site plan. The entrance on Nicholas Street will continue as access to the future use. Universal accessibility to the building is incorporated sensitively as part of the mall access.

5. Find a use for a historic place that requires minimal or no change to its character-defining elements.

- **Discussion:** The character-defining features, as identified by the Statement of Cultural Heritage Value will be conserved. The functional layout of the building and the scale of the building make it suited to function as a landmark feature that will be rehabilitated and adapted as a café bistro retail space. The integration of the building facilitates a viable economic use.

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.

Discussion: The Conservation Plan addresses the condition of the character defining elements. The Plan addresses the management of the building throughout the move, its condition and conservation. The existing as-found records of the entire building will be amplified and a detailed condition report, along with a stabilization and preparation for moving report has been prepared including risk analysis and costs.

5.2 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.

Discussion: The Conservation Plan addresses impacts to the Registry Office as a separate document, including moving the building /restoration/rehabilitation of the building, and replacement of missing attributes.

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

Discussion: The development proposal is to construct a 21-storey high-rise residential building. To achieve any degree of subordination it is important that the Registry Office holds a defining location and can be interpreted as a distinct feature separate from the new development. The plan positions the Registry Office mid-block in front of the towers, which maintains its prominence.

5.3 Official Plan and District Study Guidelines

4.6.1 – Heritage Buildings and Areas –Policy 1 - Applicable to the City Registry Office.

Where a structure designated under Part IV of the Ontario Heritage Act is to be altered, added to, partially demolished, demolished or relocated, and where the alteration, addition, partial demolition, demolition, or relocation has the potential to adversely affect the designated resource ... the City will require that a cultural heritage impact statement be conducted to do the following: [Amendment #76, August 04, 2010] [Amendment #96, February 22, 2012]

1. Describe the positive and adverse impacts on the heritage resource that may reasonably be expected to result from the proposed development; [Amendment #76, August 04, 2010]

Positive Impacts

- The conservation of an important building with both architectural and symbolic attributes.
- The introduction of a 3-storey glazed atrium that highlights and stages the CRO with only a portion of it incorporated into the lobby allows for an understanding of the original massing and full-level universal access to the entire building.

- The materiality of the new atrium and building above does not look to replicate the existing, and clearly reads as new and contemporary expressions of their own time.
- The atrium takes cues from the existing building in terms of the datum lines and "rhythm" of its façade; the use of a material palette; and continuous vertical elements and the repetitive pattern of the towers glazing.
- The full rehabilitation of the materials and character defining features of the interior, including the roof, chimney, masonry, windows and doors, flooring, and vaulted space;
- Programming of the Registry and its immediate setting as a welcoming commercial space, with universal accessibility.
- Adaptive re-use of a cultural heritage resource to ensure its ongoing viability, with the opportunity for public access and retail activity.
- In addition to the design strategies listed in the positive impacts, the new development will be set back to allow the CRO to sit proud and maintains a relationship with the public realm.
- Access to new sources of funds to allow for the ongoing protection and restoration of the cultural heritage resource.
- Minimal impact on the historic streetscape and the relationship of the building to the street edge and enhancement of the quality of the place; and
- The building will retain access through the main door with universal accessibility from the mall.

Adverse Impacts

- Demolition of any, or part of any, heritage attributes or features, including the masonry foundation walls and roof structure;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building or structure – partial concealment of 30% of the building behind a glazed atrium wall, and the opening up of portions of the north wall for functional reasons;
- The glazed atrium wall partially obscures views of the north and south walls from the exterior;
- Moving a historic building and relocating it to a different part of the same site is an intervention and is generally discouraged. The mitigating factors are that it is a practical means by which to conserve the building, and its new position is in a prominent location.
- Moving of a heritage building potentially involves the damaging and or loss of heritage attributes or features. Selection of the most secure option for moving the building and undertaking mitigation includes documenting and recording all character defining features, completing the necessary structural investigations prior to the move.
- Introducing a new entry on the north façade. While this modification will impact this section of the facade, it is required for accessibility purposes. The work will need to be done with care to ensure the new opening is sympathetic to and is differentiated from the heritage aesthetic of the building.
- The scale of the proposed tower at 21-storeys, relative to the CRO challenges the interpretation of Parks Canada Standards and Guidelines 11 '*Make the new work physically and visually compatible while, subordinate to and distinguishable from the historic place.*' There is a risk that the building and its proximity will overpower, shade, or diminish the qualities of the heritage resource. This is mitigated with the positioning of the CRO in front of the development and its integration into the three-storey atrium and a lighter tone of vertical banding.

2. Describe the actions that may reasonably be required to prevent, minimize, or mitigate the adverse impacts in accordance with the policies below [Amendment #76, OMB File #PL100206, August 18, 2011] 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. Taken 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 items highlighted in bold that specific to this CHIS:

Discussion: Alternative development options and mitigation measures include:

- 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 cultural heritage resource or the heritage conservation district, and
- Including reversible interventions to cultural heritage resources.

3. Demonstrate that the proposal will not adversely impact the defined cultural heritage value or the heritage attributes of the property. [Amendment #13, September 8, 2004] [Amendment #76, August 04, 2010].

Discussion:

The Conservation Plan addresses mitigation measures for any alteration, and/or reconstruction of material assemblies and systems of the building. Character defining elements that reflect the heritage value include:

- round-headed window and door arches;
- front door and window arches with rusticated quoins;
- salmon-gold brick and the stone foundation;
- semi-circular name stone resting on a wide entablature which features a repeating quatrefoil vent in the front pediment;
- corbelled cornice on the façade pediment, the plain metal cornice trims on the side walls, and the returned eaves on the rear side;
- barrel-vaulted interior ceilings.
- previously demolished masonry chimney will be reinstated; and,
- previously removed slate shingle roof will be reinstated

4.6.1 – Heritage Buildings and Areas – Policy 3 - Applicable to the Courthouse, Jail, and Albion Hotel

Where development is proposed on a property that is adjacent to or within thirty-five metres of the boundary of; a property containing an individually designated heritage building (Part IV of the Ontario Heritage Act), the City may require that a cultural heritage impact statement be conducted ... to do the following: [Amendment #96, February 22, 2012]

1. Describe the positive and adverse impacts on the heritage resource or heritage conservation district that may reasonably be expected to result from the proposed development;

Discussion The impacts supporting the preservation of the Judicial District combine public realm landscape treatment, urban planning, architectural design, and programming, including:

1. The relocated position of the CRO maintains the building's (informal) spatial relationship to the three other buildings in the "Judicial District" (Carleton County Courthouse, Nicholas Goal, and Albion Hotel).
2. The proposed development will form a coherent streetscape on the west side of Nicholas Street extending the width of the site and improving the pedestrian experience;
3. The integration and relocation of the CRO within the development addresses the current isolation of the building next to complex vehicular access roads to below grade loading docks, and to parking.
4. The CRO maintains its visual prominence in the public realm with a portion of its form (30%) imaginatively incorporated within a 3-storey atrium to permit the modest floor area of CRO to be integrated with a viable adaptive re-use such as a café/bistro.
5. Removing one lane of vehicular traffic in order to expand the sidewalk and public realm, reducing, and integrating the number and width of access lanes from the street to the Rideau Centre parking and loading. Closing-in and covering the loading docks and underground parking with amenity space developed on the roof.
6. Providing a strong pedestrian public realm with glazed façade along Nicholas Street with the new glazed and more accessible entrance to the Rideau Centre. This includes street planting and ground covers at the base of the Registry, extending the width of sidewalks and creation of an outdoor courtyard as a forecourt to the Rideau Centre.
7. Mirroring the rusticated masonry walls of the courthouse across the street and the foundation of the CRO with the same materials for the bollards, the retaining walls along Nicholas and the refaced wall around the corner along Daly.
8. Aligning the repositioned CRO with the same slightly off-axis alignment across the street with the Nicholas entrance to the Courthouse.
9. Linking the CRO as part of a publicly accessible experience that encompasses both the interior and exterior portions of the building, the Rideau Centre, and the residential lobby with neighbouring buildings.
10. Programming in association with the conservation of the CRO and the lobby entrance to the residential towers and the new glazed entrance to the Rideau Centre.
11. Supporting the concept of an expanded Arts Court Precinct by providing opportunities for art exhibits, seasonal displays, and community programming adjacent to the CRO as part of the Judicial District comprised of the City Registry Office, Albion Hotel, the Carleton County Courthouse, and the Carleton County Gaol.

Describe the actions that may reasonably be required to prevent, minimize, or mitigate the adverse impacts in accordance with the policies below;

Discussion: Alternative tower design

1. Eliminating the dark banding;
2. The introduction of a podium treatment that incorporates the gold/yellow masonry and limestone trim into the design of the apartment and a distinct contemporary expression to the Rideau Centre entrance.

3. Positioning the transfer beam at the 4th floor level on the rental building's east façade to ensure that the volume of the CRO is unencumbered by the impact of the structure above.
4. The three-storey atrium is a simple glazed curtain wall to create a neutral backdrop for the articulated form of the CRO and maximize the visual perception of the whole CRO volume (particularly at night) .

Demonstrate that the proposal will not adversely impact the defined cultural heritage value of the property, and/or its streetscape / neighbourhood.

Discussion:

1. Opportunities to define the area around the CRO and interpret detailing from the masonry perimeter wall/fence associated with the Courthouse and Jail to provide a common visual language to improve streetscape continuity.
2. Aligning the ground floor level of the new residential mid rise and the entrance of the Rideau Centre with the relocated CRO (67.00 masl) to provide universal access to the restored CRO interior.
3. The proposed ground plane setting of the CRO includes an outdoor terrace and an apron of soft landscaping to permit the stone foundations to be visible and reference the soft landscape setting of the former Courthouse in the "Judicial District."
4. Taking advantage with the widened sidewalks with the introduction of a landscape theme that includes street trees, street lighting, benches and paving along Nicholas that helps define the historic precinct and link the ground plane between the City Registry Office, Albion Hotel, the Carleton County Courthouse, the Carleton County Gaol, and the Rideau Centre.

4.6.1 – Heritage Buildings and Areas – Policy 4 - Applicable to the City Registry Office

Where relocation of a structure designated under the Ontario Heritage Act is proposed the City will require that the cultural heritage impact statement demonstrates that relocation is the only way to conserve the resource. The City may consider the option provided that: [Amendment #76, August 04, 2010] [Amendment #96, February 22, 2012]

The building is retained on site but moved to another part of the property for integration into the new development,

Discussion: The relocation of the building within the site is positive in that its existing location isolates it in an environment that discourages pedestrian use.

4.6.1 – Heritage Buildings and Areas – Policy 6 - Applicable to the City Registry Office

When a development involves the retention of all or part of a cultural heritage resource and its integration into a larger development, the cultural heritage resource shall be retained in situ during the construction process. [Amendment #76, OMB File #PL100206, August 18, 2011]

Where the retention of the cultural heritage resource in situ is determined to be impossible by an engineer specialized in the preservation of cultural heritage resources, the City may permit the temporary removal of the resource during the construction process followed by its restoration.

Discussion:

- The approach is an integral part of the discussion concerning the four options that were explored for moving the building within the development site. The option selected is the least intrusive and least potential for loss or damage to fabric.

4.6.1 – Heritage Buildings and Areas – Policy 9 - Applicable to the CRO Site Redevelopment

When reviewing applications for zoning amendments, site plan control approval, demolition control, minor variance, ... the City will ensure that the proposal is compatible by: [Amendment 14, September 8, 2004] [Amendment #76, OMB File #PL100206, August 18, 2011]

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

Discussion:

The development respects the existing massing, profile, and character of the Registry Office and has minimal impact on the significant relationships between buildings in the provincial judicial district and Albion Hotel.

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

Discussion:

The different architectural expression of the proposed development approximates the widths to the Courthouse and Jail sites.

Approximating the established setback pattern on the street;

Discussion:

The CRO is set back slightly from its original location in relation to the property line.

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

Discussion:

The Courthouse and Jail are separated from the street with a stone perimeter wall and fence. The CRO is set back in a similar fashion to the Albion Hotel.

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

Discussion:

The proposed development will increase shadowing of the landscaped open spaces and amenity areas of Courthouse, and Jail during the fall, winter, and spring. The further sculpting of the building would have a minimal impact.

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

Discussion: The proposed development will improve the quality of the street as a public place.

5.2 Development Impacts

Positive impacts and **Adverse impacts** of the proposed development are listed above.

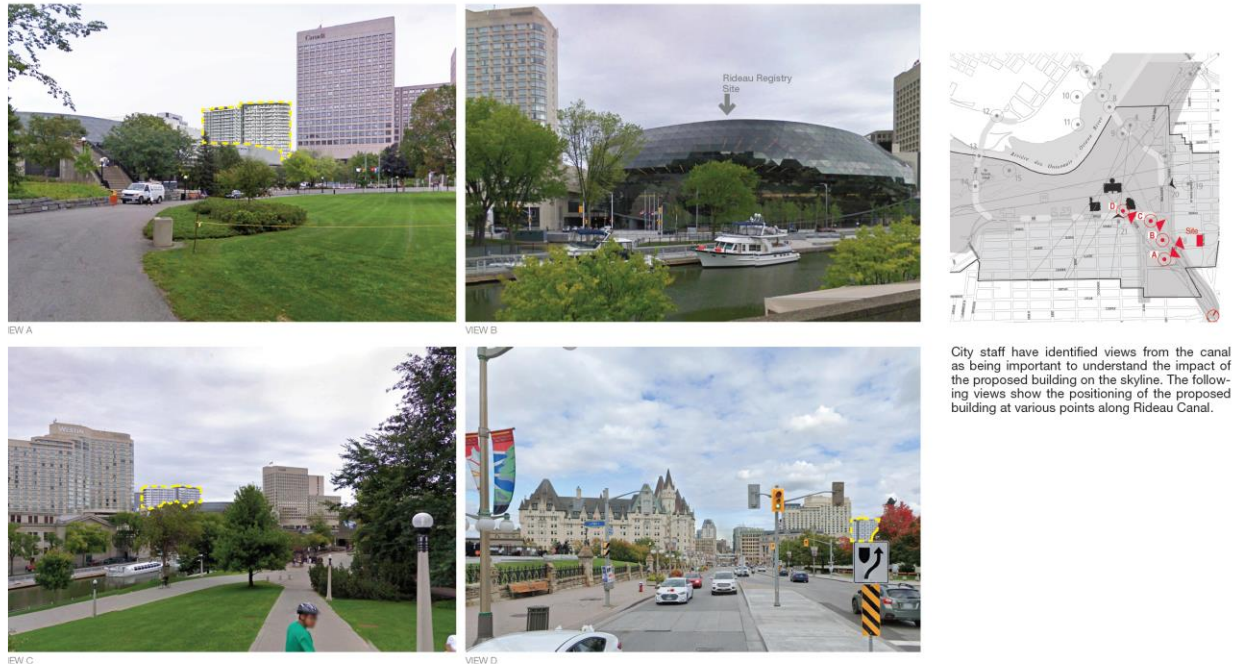


Figure 27: Views of the development at various points along the Rideau Canal illustrates the minimal impact.
Source: Zeidler.

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 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.

Taken 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 items highlighted in bold that specific to 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 cultural heritage resource or the heritage conservation district, and**
- **Including reversible interventions to cultural heritage resources.**

6.2 Mitigation measures

This CHIS represents the culmination of several distinct development phases and design evolutions,

for which the conservation consultants, City planning and heritage staff, and UDRP have provided input, comments, and assessments. These alternative approaches and mitigation strategies and design suggestions have been taken into consideration and are part of the plan:

- The relationship between the development and the Registry Office ensuring that it has prominence in the scheme with public access around both the interior and exterior of the building.
- Create a continuous streetscape treatment across the building frontage, including the loading area with the introduction of street trees, reduced vehicular access and a pedestrian edge along the street.
- The masonry wall and iron fence around the Arts Court is a character defining attribute. Introducing a stronger edge along the CRO frontage to strengthen the public realm and incorporating masonry features along the terrace and as masonry bollards separating car access.
- Permitting access at the front entrance of the CRO, maintaining the existing relationship to both sides of Nicholas Street, and the Arts Court.
- Taking into consideration both sides of Nicholas Street and the building's relationship to determine where to position the heritage building.
- All the recommendations outlined in the Option 4 Analysis and in the Conservation Plan, will be implemented to preserve the character and integrity of the Registry Office and its character defining elements including its relationship to other designated buildings nearby.

6.3 Conclusion

The Client has explored a variety of massing approaches and following consultation has singled out this massing scheme for consideration. The component parts of the proposal (the Registry Office, the three-storey atrium, the masonry podium, and the linked tower) are identified as distinct architectural elements. The proposal indicates that the glazed atrium curtain wall will be used to create a physical separation and a material distinction between each component.

Included in the revised CHIS are a number of details and a discussion of their impact on the CRO and its repositioning and positive contribution to the overall development, which concludes that the planned development is compatible with the heritage resource and its conservation. Within the context of permitted height and intensification, the development proposal strives to strike a balance between policies of heritage conservation, and the height and densities as outlined in the City's Official Plan. The retention and restoration of the CRO as part of the Cadillac Fairview's Rideau Centre residential development is positive and supports the community's aspirations to protect its patrimony.

7.0 AUTHORS QUALIFICATIONS

Commonwealth Historic Resource Management is a consulting firm that offers a range of services related to conservation, planning, research, design, and interpretation for historical and cultural resources.

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

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

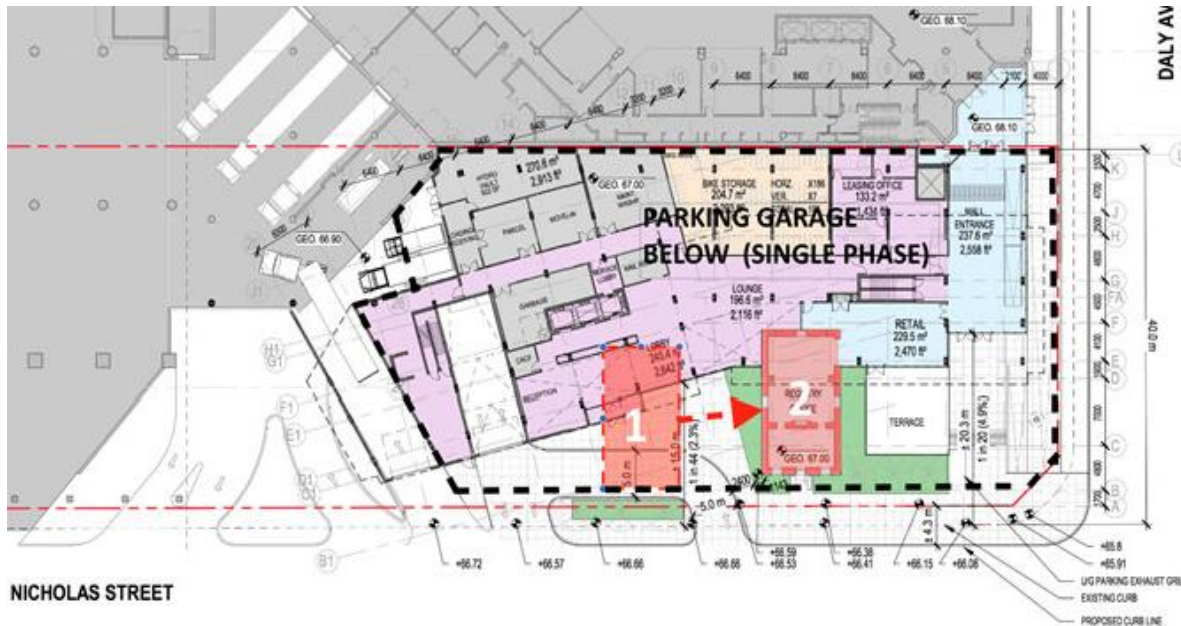
Ian Hunter, Architectural Technician is a specialist in the research and assessment of cultural heritage resources and building conservation. Experience in the heritage conservation field extends over 30 years primarily working for Commonwealth Historic Resource Management.

Barry Padolsky, B. ARCH., M. SC. (URBAN DESIGN), OAA, FRAIC, RCA, CAHP is an Ottawa-based architect, urban designer, and heritage consultant. He is a member of the Ontario Association of Architects, (1965); the Royal Architectural Institute of Canada, (1965); a Fellow, Royal Architectural Institute of Canada, (1987); the Canadian Association of Heritage Professionals, (2003) and the Royal Canadian Academy of Arts, 2006

Barry founded Barry Padolsky Associates Inc., Architects 1969. Until 2020 he led his firm in the restoration, rehabilitation, or adaptive re-use of over 60 *historic places* (buildings "Classified" or "Recognized" by FHBRO or designated Part IV or Part V of the Ontario Heritage Act). He has been recognized with 43 national and civic architectural and urban design awards including 29 for heritage conservation. Barry is currently a member of the City of Ottawa Built Heritage sub-committee advising Ottawa City Council on heritage matters.

ADDENDUM 1: ANALYSIS OF 4 OPTIONS FOR MOVING THE CITY REGISTRY OFFICE (CRO)

Moving of the CRO has been thoroughly analyzed. The Analysis considered options for the most appropriate approach to move the building from its existing position to a new location on the property. The merits and potential risks for the four options have been considered. The decision to proceed with Option 4 is predicated on confirmation that the move will involve the least risk. The following provides a discussion of the other 4 Options. The full discussion of Option 4 is provided in the Conservation Plan.



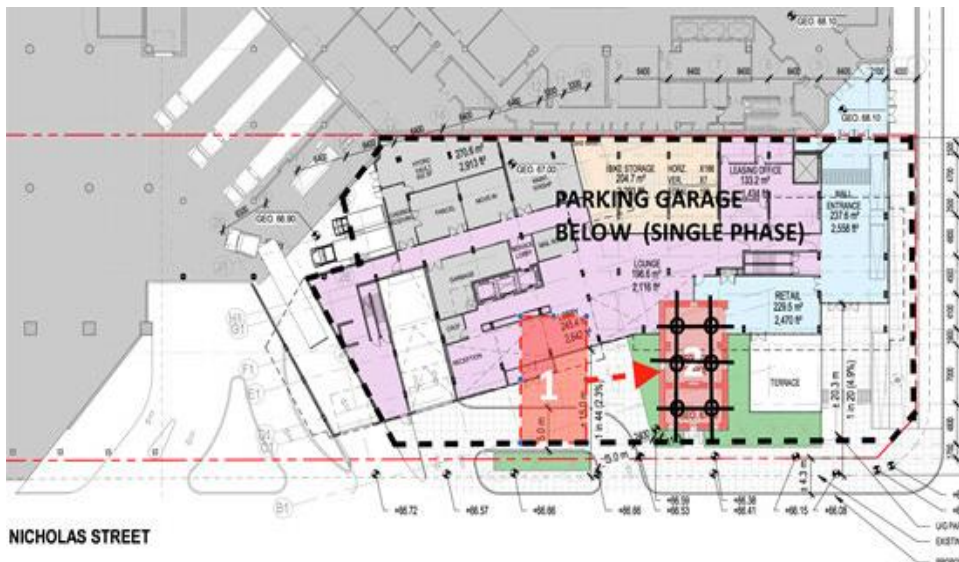
Option #1: dismantle and reconstruct in new location after construction of underground parking garage and superstructure



Option #2: move “in entirety” (or two parts) to temporary off-site location and return after construction of underground parking garage



Option #3: construct north half of underground parking garage; move “in entirety” to new location; construct south half of underground parking garage



The Selected Option #4: move “in entirety” to new location on temporary caissons; construct underground parking garage (top-down method)

ADDENDUM 2: THE CONSERVATION PLAN

Submitted separately